

PUTNAM COUNTY PC

DECEMBER, 2017

No meeting held in December, 2017.

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 7, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, November 7, 2017, in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Vice-Chair Kay Detwiler, Secretary Mike Atwood, Jim Martin, Jere Mason, Ted McWilliams, Dale Moss, and Ron Williamson. Phil Wilbourn was absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Jim Herrin with the Herald-Citizen, Brian McMeans (Global Surveying), Gary and Patty Farris, Jeff & Kaylen Manier, Bob Southerlan, Tony Kennedy, and Linda Thomas.

Ted McWilliams was introduced as our new member to the planning commission. The commission welcomed Ted to the board.

ITEM 1: APPROVE THE NOVEMBER 3, 2017 AGENDA.

Planning Director Rush stated the he had a plat to come in after the agenda was sent out. As it was a simple one lot division, he added it to the agenda as Item 3E and presented the revised the agenda. The revised agenda was accepted by mutual consent.

ITEM 2: MINUTES OF THE OCTOBER 3, 2017 MEETING.

Jim Martin moved to approve the October 3, 2017 Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. PATRICIA FARRIS AND GARY FARRIS PROPERTY SUBDIVISION FINAL PLAT, VICK SURVEYING, COOKEVILLE, TN

This is a final plat to split Parcel 097 049.00, on Mt. Herman Road into two lots. Lot 1 will be 0.59 acres and Lot 2 will be 1.12 acres in size. There is a four inch waterline on Mt. Herman Road. There is an existing house on Lot 1 that complies with all setbacks. There is an existing building that was an old church on Lot 2 that violates the front setback. The right-of-way of Mt. Herman Road is shown as 25 feet off center. The setback violation note was added to the plat before the meeting. Patricia Farris stated that the building is no longer being used as a church. They want to sell the old house that was built around 1974 and make the old church into an apartment to live in. Mike Atwood moved to approve the final plat with a variance on the setback for the old church building. Motion was seconded and approved unanimously with Chairman Wright abstaining.

B. RICHARD BROWN SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a final plat to create a new 1.01 acre lot at the end of Elmore Town Road from Parcel 087 049.00. The proposed lot is to be accessed by an ingress/egress easement going through the tract. It will be well over 600 feet from the end of the county portion of Elmore Town Road to this lot. The easement is asphalt from the end of the county maintained portion for approximately 700 feet and then changes to gravel. There is a 2 inch water line that runs along the easement and in front of the proposed lot. Staff recommends that they create a 5 acre tract instead as the parent farm is over 100 acres. As the road may extend further into the property than shown on the plat, Jere Mason moved to defer the plat until the December meeting. Motion was seconded and approved unanimously with Chairman Wright abstaining.

C. REDIVISION OF LOTS 4-8 OF THE BUCKNER DIVISION, VICK SURVEYING, COOKEVILLE, TN

This is a final plat to show the changes from the county buying right-of-way to build the new bridge on Poplar Grove Road. Lots 4-8 were all affected and with Lots 7 & 8 greatly affected by the new alignment. When the right-of-way was purchased, slope easements were also

purchased. This allowed the county to do grade work along the new alignment. Lot 8 was actually split into two pieces by the realignment. The lot was originally 0.71 acres and lost approximately 6,500 sq. ft. to the new right-of-way. The southern part (approximately 3,700 sq. ft.) is almost completely encompassed in the slope easement and is being combined with the remaining portions of Lots 6 & 7 to make one 0.79 acre lot. The remainder of Lot 8 was not shown on the plat but needs to be included. Lot 8 may need to be re-evaluated for soils. The developer wants to donate the remaining portion of lot 8 to the city as a future park/green space or to the county as right-of-way. Developer agreed to have the following note placed on the plat: "Lot 8 is not a buildable lot. It is to be donated to the city of Cookeville, dedicated as right-of-way. It cannot be sold as a buildable lot." Jim Martin moved to approve the plat with the note and lot 8 being donated to the city of Cookeville or dedicated as right-of-way. Motion was seconded and approved unanimously with Chairman Wright abstaining.

D. MANIER SETBACK VARIANCE REQUEST

The Manier's bought 2 lots that have been combined on Oakmont Circle. Click here to see the Manier property on TN property viewer: [Manier](#). They are asking to reduce the front setback due to the slope of the property, as it is a steep slope heading to the south of the building site. Staff presented the survey showing the proposed house site. The proposed site will have a 14 foot front setback. The original plat showed a 40 foot front setback as well as a 60 foot cul-de-sac radius. Currently the subdivision regulations require a 30 foot setback and a 55 foot cul-de-sac radius. The back of the property slopes significantly and the proposed site is the best location for the house based on the topography. Staff stated that if this were going to a BZA for a variance, the topography would be a valid reason to approve the variance and recommended approval. Owners reported no issues with utilities and that several neighbor friends were okay with his plans. Jere Mason moved to approve the variance request to have a 14 foot front setback. Motion was seconded and approved unanimously with Chairman Wright abstaining.

E. REDIVISION OF LOT 1 BOBBY CARTER SUBDIVISION, GLOBAL SURVEYING, CORDOVA

Shannon Thomas wants to split this property on Poplar Grove Rd. (067 062.05) into two lots. There is a house on each proposed lot. The proposed Lot 1 will be 0.62 acres and Lot 2, which will be 1.15 acres, is a flag lot. The right-of-way of section of Poplar Grove Rd is 58 feet from center. Poplar Grove Rd is a collector and with a required 30 foot off center right-of-way, so this lot more than complies with the requirement. Due to an existing detached garage, the width of the access strip to lot 2 will only be 15 feet. The house and detached garage violate the front setback. The setback note is already on the plat. Lots are served by a 6 inch waterline. The developer wants to sell lot 1. The stem or pole of the flag lot is only 15 feet, the entire width between the property line and the garage on lot 1. Dale Moss moved to approve the plat with a variance for the house setback violation due to the existing width of the right-of-way, subject to a plat note stating lot 2 cannot be further subdivided, and an ingress/egress/utility easement on the driveway to lot 2 for lot 1 to use. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS---

A. SONNY MOORE LOT FINAL PLAT, VICK SURVEYING, COOKEVILLE, TN

Created one lot from 009 090.03 on Bartlett Road. No variances. Administratively approved 10/12/17

B. LESSMAN- RECTOR ADJUSTMENT PLAT, CLINTON SURVEYING, COOKEVILLE, TN

Adjusted boundary between 009 028.31 and 009 063.05. Administratively approved 10/20/17.

C. JOHN & CHARLOTTE BOCK DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

Lot split from 067 051.00 on Bridgeway Drive. No variances, subject to septic approval of Lot 2. Administratively approved 10/26/17.

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Westowne Estates Preliminary Plat, Whittenburg Surveying. Conditional preliminary approval 5/2/2017.

Paran Farms Preliminary Plat, Whittenburg Surveying. Conditional preliminary approval 9/5/2017.

ITEM 7: OUTSTANDING LETTERS OF CREDIT—

Hensley Heights Subdivision Phase III, Larry Suggs certified check (\$32,000) submitted on 6/6/2017.

Rinks reported that final rock had been installed on road and inspected by Randy Jones and him. Road is ready to pave when rock dries out. If works out, road may be ready for acceptance next month.

ITEM 8: WATER ENGINEER CERTIFICATE DISCUSSION—

The certificate currently reads:

WATER PRESSURE CERTIFICATION BY AN ENGINEER REGISTERED IN THE STATE OF TENNESSEE

I hereby certify that I have performed water line _____ calculations (new line) or flow tests (existing line) and have determined that, while any one fire hydrant is free flowing in this development, a negative residual pressure will not exist in the water system within one mile of the free flowing fire hydrant.

This is the proposed wording:

WATER PRESSURE CERTIFICATION BY AN ENGINEER REGISTERED IN THE STATE OF TENNESSEE

I hereby certify that I have performed water line (calculations for the new line(s))/flow tests of the existing line) (list one). Based upon the results and other information available to me as of the date shown below, it is my professional opinion that, while any one fire hydrant is free flowing in this development, a negative residual pressure will not exist in the water system within one mile of the free flowing fire hydrant.

Here are a couple of comments on the proposed change:

Mike Callahan, P.E., C E DESIGNERS, INC: The proposed is not ideal but acceptable. I would suggest that you add, "The water line design has been approved by the Tennessee Department of Environment and Conservation."

Barry Turner, Engineer with Cookeville Water Department: I think it is better, because it makes it clear that it is at the time of the flow test. The thing I want to bring up is that every one that I have done, even for a new subdivision with new water lines/fire hydrant, I have done a flow test. By the time I see the development, the hydrant is installed. I then take that flow test data and do the calculations to determine what I think the residual will be at the worst point in that mile. That makes the new wording better as well, because I base it on the test and other information. I'm good with it.

Patrick Rinks stated that Scott Nicholson recommended that the phrase "I certify" be removed from the proposed language.

After some discussion, the commission agreed to hold a public hearing on the proposed language. Staff stated that he would schedule hearing for the January 2018 meeting.

ITEM 9: CLUSTER DEVELOPMENT REGS. DISCUSSION - None**ITEM 10: OTHER BUSINESS**

- Staff Report from Patrick Rinks- no other reports by Rinks.

- Staff Report from Kevin Rush- Bob Southerlan came to the planning commission to ask for a 1 year extension of his preliminary plat which is set to expire in December. The plat, Redivision of Lots 4 & 5 Beckner Estates was surveyed by Jim Helton and conditional preliminary approval was granted 12/2/14. Mr. Southerlan stated that his health was the reason no action had commenced on the plat. Mike Atwood moved to grant a 1 year extension of preliminary plat approval so that the plat will expire in December 2018. Motion was seconded and approved unanimously with Chairman Wright abstaining.
- Other matters if necessary

ITEM 11: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent. The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, December 5, 2017 at 6:00 p.m. at the Putnam County Courthouse conference room. If there is not any business to conduct at the December meeting, the board agreed that it would be cancelled.


Chairman


Secretary


Date


Date

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
OCTOBER 3, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, October 3, 2017, in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Secretary Mike Atwood, Kay Detwiler, Jim Martin, Jere Mason, Dale Moss, and Phil Wilbourn. Ron Williamson and Planning Commission Engineer Patrick Rinks were absent. There is also a vacant seat on the commission. Also present were Planning Director Kevin Rush, Jim Herrin with the Herald-Citizen, Ruth & Norman Looper, and Taylor Dillehay (with Whittenburg Surveying).

ITEM 1: APPROVE THE OCTOBER 3, 2017 AGENDA

Jim Martin moved to amend the agenda for the October 3, 2017, meeting with the addition of election of officers as item 1A. Motion was seconded and approved unanimously with Chairman Wright abstaining. Jere Mason moved to approve the amended agenda. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 1A: ELECTION OF OFFICERS

The meeting was turned over to Secretary Mike Atwood to conduct the election of chairman. Jim Martin moved that Richard Wright remain as chairman. Motion was seconded and approved unanimously with Richard Wright abstaining.

Chairman Wright resumed the election of officers. Jim Martin moved to nominate Kay Detwiler as vice-chairman. Motion was seconded and approved unanimously with Richard Wright abstaining.

Kay Detwiler moved that Mike Atwood remain as secretary. Motion was seconded and approved unanimously with Richard Wright abstaining.

ITEM 2: MINUTES OF THE SEPTEMBER 5, 2017 MEETING

Jere Mason moved to approve the September 5, 2017 Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. HALSMYTH SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a final plat of seven lots from Parcel 009 031.00, at the intersection of West Whitehall Road and South Smith Chapel Road. The lots will range from 0.46 acres to 3.66 acres in size. There is a four inch waterline on West Whitehall Road and a two inch water line on South Smith Chapel Road. Nearest 6 or larger inch waterline is on Dodson Branch Highway, approximately 1.25 miles. There is an existing house on Lot 3 that complies with all setbacks.

At the last meeting, Planning Director Rush noted that the following items that he and Patrick Rinks had found need to be added to the plat:

1. There are a couple of tiles that go under the road. One is on W. Whitehall Road and the other is on S. Smith Chapel Road.
2. A dimension showing the right-of-way width on both county streets. It should be 25 feet off center on both streets.
3. There appears to be a big drain along the edge of Lot 6. If it is on Lot 6, it will need a drainage easement. A drainage easement may also be needed on Lot 2.

Upon site visit to this site, Planning Director Rush and Planning Commission Engineer Rinks noted the following site deficiencies:

1. The lots were not staked with numbers. Other survey markers were present, but it was impossible to tell where the lot lines were.

2. The drainage area at the boundary of Lot 6 and the adjoining parcel was not identified as being on either lot and needed a drainage easement.
3. The drain on Lot 2 needed an easement as well.

Based on the site conditions and the corrections needed on the plat, staff recommended that the plat be tabled for one month to allow the developer to address the site deficiencies, which the planning commission did.

The plat has been corrected and all survey markers were on site. However, a new issue has arisen with regards to the existing house. The septic system was actually installed on the proposed adjacent lot (#4) which was now shown with a 50'x65' septic system disposal system field line easement on Lot 4. There was a soils area shown on Lot 3 that could be used by the house. Staff suggested that the developer make the easement area part of the house lot, Lot 3. Staff noted that there were several ways to do this and not affect ability to build on Lot 4. Phil Wilbourn moved to approve the plat subject to the easement area being added to Lot 3. After discussion, this motion was withdrawn. Jere Mason moved to approve the plat with the easement for the septic field lines as shown on the plat, subject to the easement being referenced in both deeds, and the lots requiring sprinklers. Motion was seconded and approved unanimously with Chairman Wright abstaining.

B. NORMAN AND RUTH LOOPER SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING

This is a final plat to adjust the boundary between Parcels 047 010.00 and 047 010.01 on Hanging Limb Road (Highway 164), near the county line. Parcel 010.01 is currently landlocked and this plat will not give it any road frontage. The tax record of the two parcels reference the same deed. The deed references an easement that is 10 feet wide but that width will not cover the existing driveway. Hanging Limb Road is a collector street and the setbacks are 45 feet from the front property line. The entirety of both parcels (approx. 39,589 sq. ft. according to tax records) is less than the required 20,000 sq. ft. for each lot.

The Loopers want to separate the business from the house. They are asking for a variance to allow the business to be on a 13,000 sq. ft. lot instead of the required 20,000 sq. ft. lot. They are also asking to be allowed to use an easement for ingress/egress/utility to the house lot instead of having a typical flag lot. Staff had concerns about the lot being that small and wondered if the building could be rebuilt as large as it is with that small of a lot. It was noted that the road was a collector and the setback would be 45 feet. The Loopers stated that they were not opposed to increasing the size of the lot up to 15,000 sq. ft. The driveway to the house currently sits along the western edge of the property. The underground gas tanks for the business are located along the same western edge. Due to the potential for the gas tanks being split by making the driveway fee simple with the house as part of a flag lot, this idea was quickly disregarded as using an easement for ingress/egress/utility was a much preferred option.

Kay Detwiler moved to accept the final plat, contingent upon the lot with the business being increased to a minimum of 15,000 sq. ft. and with a variance to allow the easement for ingress/egress/utility, with a variance for the building being in the setback. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS—

A. MICHAEL AND MARCY POSTON DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Approved with easement due to a public line having to cross a stream on Poston Whiteaker Road and topological constraints on other side of road. Administratively approved 9/12/17.

B. JAMES & JEAN CARTER DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Adjusted boundary between 084 062.03 and 084 062.04. Administratively approved 9/13/17.

C. REDIVISION OF LOT 1 OF MCCAULEB DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Adjusted boundary between 039D A 001.00 and 039D A 001.01. Administratively approved 9/12/17.

D. BEAR CREEK COMBINATION PLAT FINAL PLAT, JACKSON SURVEYING, COOKEVILLE, TN

Combined Lots 95 and 96 of the Highlands of Bear Creek Phase III (008O A 053.00 and 008O A 054.00). Administratively approved 9/18/17.

E. RACHEL AND BRANDON FORESYTHE DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Divided 018 019.00 into two lots. No variances. Administratively approved 9/21/17.

F. ROBERSON PARTNERSHIP LP DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Created one lot from 020 008.00 on Turkey Creek Road. No variances, subject to septic approval. Administratively approved 9/21/17.

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Westowne Estates Preliminary Plat, Whittenburg Surveying. Conditional preliminary approval 5/2/2017.

Halsmyth Division Preliminary Plat, Whittenburg Surveying. Conditional preliminary approval 9/5/2017.

Paran Farms Preliminary Plat, Whittenburg Surveying. Conditional preliminary approval 9/5/2017.

ITEM 7: OUTSTANDING LETTERS OF CREDIT—

Hensley Heights Subdivision Phase III, Larry Suggs certified check (\$32,000) submitted on 6/6/2017.

ITEM 8: WATER ENGINEER CERTIFICATE DISCUSSION—

Staff is still in the process of working on the language. Nothing to report back this month.

ITEM 9: CLUSTER DEVELOPMENT REGS. DISCUSSION—

Staff stated that he and Kay Detwiler were still working on a proposed set of cluster regulations. No action was taken.

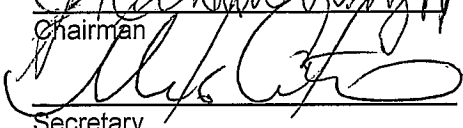
ITEM 10: OTHER BUSINESS

- Staff Report from Patrick Rinks- absent
- Staff Report from Kevin Rush- Planning Director Rush informed the planning commission of the county-wide transportation plan that Randy Porter has initiated. He stated that as part of the plan, all communities with the county will work together to list and prioritize projects so that when submitted to the Center Hill Rural Planning Organization (RPO) that the county will present a unified plan that hopefully will get funded more quickly. Staff stated that if anyone has any roads that need improvements, intersection improvements, sidewalk projects, etc. to send them to him as he would compile them and submit to the new county transportation planning committee, which is made up of planners, administrators, mayors, road departments, public works directors, etc. from each governmental entity.
- Other matters if necessary- None.

ITEM 11: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent. The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, November 7, 2017 at 6:00 p.m. at the Putnam County Courthouse conference room.


Chairman


Secretary


Date


Date

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 5, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, September 5, 2017, in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Secretary Mike Atwood, Kay Detwiler, Jim Martin, Dale Moss, Phil Wilbourn, and Ron Williamson. Jere Mason and Ronnie Lafever were absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Jim Herrin with the Herald-Citizen, Cody Cross, Rusty Norrod (Clinton Surveying), Bryan Kennedy, Chad Gilbert, Chad Crouch, and Taylor Dillehay (with Whittenburg Surveying).

ITEM 1: APPROVE THE SEPTEMBER 5, 2017 AGENDA.

The agenda for the September 5, 2017, meeting was approved by mutual consent.

ITEM 2: MINUTES OF THE AUGUST 1, 2017 MEETING.

Jim Martin moved to approve the August 1, 2017 Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. HALSMYTH SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a final plat of seven lots from Parcel 009 031.00, at the intersection of West Whitehall Road and South Smith Chapel Road. The lots will range from 0.46 acres to 3.66 acres in size. There is a four inch waterline on West Whitehall Road and a two inch water line on South Smith Chapel Road. Nearest 6 or larger inch waterline is on Dodson Branch Highway, approximately 1.25 miles. There is an existing house on Lot 3 that complies with all setbacks.

Planning Director Rush noted that the following items that he and Patrick Rinks had found need to be added to the plat:

1. There are a couple of tiles that go under the road. One is on W. Whitehall Road and the other is on S. Smith Chapel Road.
2. A dimension showing the right-of-way width on both county streets. It should be 25 feet off center on both streets.
3. There appears to be a big drain along the edge of Lot 6. If it is on Lot 6, it will need a drainage easement. A drainage easement may also be needed on Lot 2.

Upon site visit to this site, Planning Director Rush and Planning Commission Engineer Rinks noted the following site deficiencies:

1. The lots were not staked with numbers. Other survey markers were present, but it was impossible to tell where the lot lines were.
2. The drainage area at the boundary of Lot 6 and the adjoining parcel was not identified as being on either lot and needed a drainage easement.
3. The drain on lot 2 needed an easement as well.

Based on the site conditions, staff recommended that the plat be tabled for one month to allow the developer to address the site deficiencies. Mike Atwood moved to defer for one month to allow the site work to be finished. Motion was seconded and approved unanimously with Chairman Wright abstaining.

B. PARAN FARMS SUBDIVISION PRELIMINARY PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a preliminary plat of seventeen (17) lots from Parcel 008 040.02, at the intersection of Paran Road and Presley Lane. The lots will range from 0.50 acres to 1.05 acres in size. There is a two inch waterline on Presley Lane and a proposed six inch water line on Paran Road. Per Taylor Dillehay at Whittenburg Surveying, "Chad Gilbert has supposedly somehow worked out a deal with Victor Jones, and they are

going to install a six inch line along Paran Road." Planning Director Rush recommends that a six inch water line be installed on Presley Lane and a fire hydrant installed to avoid the requirement of installation of sprinklers.

It was noted at the meeting that the six inch line that they are installing will be fed by a four inch line. The six inch line will have to be engineered and approved by the state. They are requesting to install two hydrants to cover Lots 6-17 and require sprinklers on Lots 1-5.

Discussion centered on the feeding of a six inch line by a four inch line. Staff stated that a four inch line cannot provide fire flow (500 gpm with 20 psi residual pressure). It was noted that there are very few if any hydrants in the county that can produce that flow with 20 psi residual pressure.

Mike Atwood moved to accept the preliminary plat, contingent upon the developer flow testing the four inch line at the Paran Road and Presley Lane intersection and if the line flows allow hydrants, then the six inch line and hydrants will be required, but if the line does not flow for hydrants, then all lots will require sprinklers. Motion was seconded and approved unanimously with Chairman Wright abstaining.

C. MICHAEL AND MARCY POSTON SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a final plat of one (1) lot from Parcel 008 040.00, on Poston Whiteaker Road. The lot will be 1.19 acres and the remainder is to be incorporated into an adjoining Parcel (008 040.01) also owned by Michael and Marcy Poston. There is no waterline on Poston Whiteaker Road. They have proposed using an easement going north to a waterline on Paran Road that will be approximately 650 feet to the rear lot line of the proposed lot. It is approximately 800 feet along Poston Whiteaker Road to a waterline on Paran Road. Planning Director Rush recommends installation of a public waterline along Poston Whiteaker Road. The discussion of this plat centered on the use of an easement for water and whether or not a public line should be installed. West Overton Water District will not run a line to them. It was noted that the adjacent church might tie on to new line. Phil Wilbourn moved to conditionally approve subject to staff working with the City of Algood to see if a public line can be extended and if not, then staff has authority to administratively approve the plat with the easement. Motion was seconded and approved unanimously with Chairman Wright abstaining

D. SWANN ROAD SUBDIVISION FINAL PLAT, CLINTON SURVEYING, COOKEVILLE, TN

This is a final plat of two lots from Parcel 085 008.10, at the end of Swann Road. The lots will be 0.90 acres and 4.11 acres. Swann Road ends approximately 50 feet before this parcel and the proposed lots will be accessed off of an existing 30 foot wide easement. There is a home on the 4.11 acre lot that complies with all setbacks. Staff does not recommend approval as there is not any frontage on a county maintained road. Jim Martin stated that since the ingress/egress/utility easement does not expressly state who can use the easement, that all the owners who currently use the easement need to get together to clarify the use of it. This plat was deferred for one month as the developer may have worked out a solution that would negate the use of an easement by acquiring a small portion of property of an adjoining parcel that is owned by family.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS—NONE

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Westowne Estates Preliminary Plat, Whittenburg Surveying. Conditional Preliminary Approval 5/2/2017.

ITEM 7: OUTSTANDING LETTERS OF CREDIT—

Hensley Heights Subdivision Phase III, Larry Suggs certified check (\$32,000) submitted on 6/6/2017.

ITEM 8: WATER ENGINEER CERTIFICATE DISCUSSION—

Staff is still in the process of working on the language. Nothing to report back this month.

ITEM 9: CLUSTER DEVELOPMENT REGS. DISCUSSION—

Staff presented a draft that was taken from a zoning code and modified to remove the zoning related terms and conditions. Staff stated that there are plenty of cluster development provisions to be found within zoning codes, but there are not any that are only in subdivision regulations. The planning commission briefly discussed the draft and felt that while it covered everything needed in cluster developments, it may be too complex. Kay Detwiler stated that she would look to see what she could find as an alternative. No action was taken.

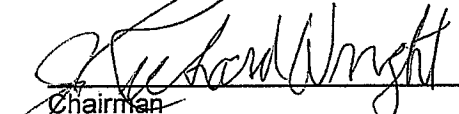
ITEM 10: OTHER BUSINESS

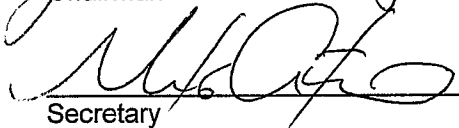
- Staff Report from Patrick Rinks- None
- Staff Report from Kevin Rush- None
- Other matters if necessary- Chairman Wright mentioned that at the October meeting we need to hold an election of officers.

ITEM 11: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent.

The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, October 3, 2017 at 6:00 p.m. at the Putnam County Courthouse conference room.


Chairman


Secretary

2017-10-03
Date

10-3-17
Date

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
AUGUST 1, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, August 1, 2017 in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Secretary Mike Atwood, Ronnie Lafever, Jim Martin, Jere Mason, Dale Moss, and Phil Wilbourn. Kay Detwiler was absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Jim Herrin with the Herald-Citizen, and Taylor Dillehay with Whittenburg Surveying.

ITEM 1: APPROVE THE AUGUST 1, 2017 AGENDA.

The agenda for the August 1, 2017 meeting was approved by mutual consent.

ITEM 2: MINUTES OF THE JULY 11, 2017 MEETING.

Jim Martin moved to approve the July 11, 2017 Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. HALSMYTH SUBDIVISION PRELIMINARY PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a preliminary plat of eight lots from Parcel 009 031.00, at the intersection of West Whitehall Road and South Smith Chapel Road. The lots will range from 0.46 acres to 3.66 acres in size. There is a four inch waterline on West Whitehall Road and a two inch water line on S. Smith Chapel Road. Nearest 6 or larger inch waterline is on Dodson Branch Highway, approximately 1.25 miles. There is an existing house on Lot 3 that complies with all setbacks.

Planning Director Rush and noted that the following things that he and Patrick Rinks had found that need to be added to the Halsmyth Plat:

1. There are a couple of tiles that go under the road. One is on W. Whitehall Road and the other is on S. Smith Chapel Road.
2. A dimension showing the right-of-way width on both county streets. It should be 25 feet off center on both streets.
3. There appears to be a big drain along the edge of Lot 6. If it is on Lot 6, it will need a drainage easement. A drainage easement may also be needed on Lot 2.

Jim Martin moved to grant preliminary plat approval, subject to 1) the corrections as noted by staff; 2) the sprinkler note being on the final plat; and 3) note stating that sprinklers are not required on the existing house on Lot 3. If the house is ever destroyed or replaced, then any replacement residential structure will be required to have sprinklers. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS---

A. WILLIAM AND JOYCE BEAN DIVISION FINAL PLAT, VICK SURVEYING, COOKEVILLE, TN

Created one 1.64 acre lot from Parcel 060.00 on Map 094. Administratively approved 7/10/17.

B. HOSKINS & REEDER DIVISION FINAL PLAT, WHITTENBURG SURVEYING,

Line adjustment between Map 019P, Group A, Parcels 008.00 and 010.00. Administratively approved 7/17/17.

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Rivergate Subdivision, Chris Vick Surveying. Conditional preliminary approval 9/2/14.

Redivision of Lots 4 & 5 Beckner Estates, Jim Helton, Surveyor. Conditional preliminary approval 12/2/14.

Westowne Estates Preliminary Plat, Whittenburg Surveying. Conditional Preliminary Approval 5/2/2017.

The planning commission had asked Planning Director Rush to send letters to the current owners of Rivergate Estates and Beckner Estates informing them that the preliminary plat will be expiring soon. Planning Director Rush stated that he had not heard from the owners as of yet. Planning Director Rush stated that if no response is received before the next meeting, the subdivisions would be removed from the list.

ITEM 7: OUTSTANDING LETTERS OF CREDIT—

Hensley Heights Subdivision Phase III, Larry Suggs certified check (\$32,000) submitted on 6/6/2017.

ITEM 8: Water Engineer Certificate discussion—

We have had some engineers that seem to have a problem with the wording of this certificate:

WATER PRESSURE CERTIFICATION BY AN ENGINEER REGISTERED IN THE STATE OF TENNESSEE

I hereby certify that I have performed water line _____ calculations (new line) or flow tests (existing line) and have determined that, while any one fire hydrant is free flowing in this development, a negative residual pressure will not exist in the water system within one mile of the free flowing fire hydrant.

After discussing the wording, the planning commission decided to have Planning Commission Engineer Rinks and Planning Director Rush to work with area engineers on potential changes to the language that will ensure no negative pressure(s) and report back at a later date. No action was taken on the issue as this will require an amendment to the subdivision regulations with a 30 day notice and public hearing.

ITEM 9: OTHER BUSINESS

- Staff Report from Patrick Rinks- None.
- Staff Report from Kevin Rush- Cluster Developments were postponed until the September meeting. Planning Director Rush presented a very rough draft of staff cluster regulations at the meeting. Planning Director Rush also provided brief summary of the meeting with JJ Fussell and residents of Fowler Montgomery Rd. in regard to trying to work something out with Randy Jones to improve and extend Fowler Montgomery Rd.
- Other matters if necessary- Phil Wilbourn mentioned sending resolution to lawmakers in opposition to certain bill that failed in this last session.

ITEM 10: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent.

The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, September 5, 2017 at 6:00 p.m. at the Putnam County Courthouse conference room.

Chairman

Secretary

Date

Date

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JULY 11, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, July 11, 2017, due to the regular meeting date being on the July 4 holiday. Meeting was held in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Secretary Mike Atwood, Kay Detwiler, Ronnie Lafever, Jim Martin, Jere Mason, Dale Moss, and Phil Wilbourn. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, JJ Fussell, Kelly Bryant, Earl Wheeler, and Taylor Dillehay with Whittenburg Surveying.

ITEM 1: APPROVE THE JULY 11, 2017 AGENDA.

The agenda for the July 11, 2017 meeting was approved by mutual consent.

ITEM 2: MINUTES OF THE JUNE 6, 2017 MEETING.

Jim Martin moved to approve the June 6, 2017 Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. JJ FUSSELL PROPERTY PLAT, VICK SURVEYING, COOKEVILLE, TN

At the March, 2017, meeting the Planning Commission discussed a proposed subdivision on Montgomery Fowler Road, that of the parcel that contains the easement for the Joe Mocerri plat that was approved previously. Ms. JJ Fussell owns the lot that contains the easement for the Mocerri property. The county road ends at her property line. From her property line on, it is an ingress/egress/utility easement. Both the Mocerri and another property (owned by a Williams) use this easement, as well as the lot created on the approved Mocerri plat. Ms. Fussell now wants to subdivide her 2.77 acre tract into two lots. The Planning Commission would not give any guarantees, but stated that they would need to see a subdivision plat to make any kind of decision. Ms. Fussell has now had the property platted and is submitting the plat for consideration. Plat does not meet all requirements of the subdivision regulations and will require a variance from the minimum road frontage requirements.

Discussion centered on bringing the existing easements up to county road standards and then being dedicated to the county as a street. Ms. Fussell stated that she could not afford to bring the road up as she wanted to sell the house and build a smaller house on the lot to be debt free. Mike Atwood stated that she should work with the other residents (property owners) on bringing the existing easements up to county standards and that they could possibly do a split lane road. The plat was withdrawn so that Ms. Fussell can work with Planning Director Rush to set up a meeting with the residents and Road Supervisor Randy Jones.

B. BENJAMIN AND JORDAN COONCE DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a final plat for the creation of one lot at the end of Bar Road, from Parcel 036 109.01. The remainder will be over 5 acres. Lot will be 4.00 acres. There is an existing residence on the lot. Bar Road ends just a few feet shy of the residence. The developer is dedicating right-of-way to make this portion of Bar Road have 50 feet of right-of-way. As Bar Road is very close on one side of the parent tract, they are not dedicating 25 feet off center on each side, but 50 feet from the edge of the tract. The centerline will be in the middle, but not the exact center of the right-of-way. This is to avoid having a tiny sliver of property surrounded by the right-of-way and not usable. The residence does violate the front setback. There is a service line to the house with the meter on Nashville Highway, at the beginning of Bar Road. Mike Atwood moved to approve the plat with a variance on the setback, with the addition of a plat note stating that the service water line is within the existing right-of-way of Bar Road. Motion was seconded and approved unanimously with Chairman Wright abstaining.

C. EARL WHEELER DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a final plat to divide Parcel 064 002.00 on Buffalo Valley Road into two lots. The total area being divided is 35,158 sq. ft. (0.81 acres). One of the lots will be 19,649 sq. ft. and the other lot will be 15,509 sq. ft. The 15,509 sq. ft. lot has a house on it that violates the setback. The residence does violate the front setback. Buffalo Valley Road is a collector and the required right-of-way is 60 feet (30 foot off center) and the plat only shows the existing right-of-way width of 40 feet (20 feet off center) with no dedication. There was another home on the 19,649 sq. ft. lot, but is no longer there. Plat does not meet all requirements of the subdivision regulations and will require a variance from the minimum road frontage requirements. After some discussion, Ronnie Lafever moved to approve the split subject to the required right-of-way being dedicated and the lots being made equal in size and with a variance on the size of the lots and a setback variance on the house. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS---

A. GLENDA BRADLEY DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

Took three lots and made two lots from Parcels 056.01, 056.03, and 056.04 on Map 094. Administratively approved 5/31/17.

B. MARVIN AND KIMBERLY MONTGOMERY DIVISION FINAL PLAT, WHITTENBURG SURVEYING,

One lot from Parcel 030.02 on Map 038. Administratively approved 6/13/17.

C. LANNY LEFTWICH, JR. DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

One lot from Parcel 062.00 on Map 084. Administratively approved 6/28/17.

D. DEMAS DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

One lot from Parcel 020.02 on Map 082. Administratively approved 6/28/17.

E. BEAR CREEK COVE DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

One lot from Parcel 043.02 on Map 008. Administratively approved 6/30/17.

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Rivergate Subdivision, Chris Vick Surveying. Conditional preliminary approval 9/2/14.

Redivision of Lots 4 & 5 Beckner Estates, Jim Helton, Surveyor. Conditional preliminary approval on 12/2/14.

Westowne Estates Preliminary Plat, Whittenburg Surveying. Conditional preliminary approval on 5/2/2017.

The Planning Commission asked Planning Director Rush to send letters to the current owners of Rivergate Estates and Beckner Estates informing them that the preliminary plat will be expiring soon.

ITEM 7: OUTSTANDING LETTERS OF CREDIT—

Hensley Heights Subdivision Phase III, Larry Suggs certified check (\$32,000) submitted on 6/6/2017.

ITEM 8: OTHER BUSINESS

- Staff Report from Patrick Rinks---Rinks reported he had heard nothing from Westowne Estates indicating that work had begun. First layer of rock and other improvements have been completed at Hensley Heights Phase III in order to meet the requirements of final approval. Revised plat has not been presented for signatures.
- Staff Report from Kevin Rush
- Other matters if necessary- Last month, Phil Wilbourn wanted to discuss small lot and zero lot line developments within the county. One example he mentioned was the Bluffs which installed its own sewer system. Staff stated that the subdivision regulations do not specifically have regulations that will cover these types of developments and that each one would have to be looked at on a case-by-case basis. If a

developer wants to propose such a development, they will need to prepare a plat or plan to present to the Planning Commission for review. Phil suggested that we look at adopting some regulations to cover these types of developments since they are becoming so popular. Planning Director Rush stated that he is preparing some regulations for the Planning Commission to review and that the City of Cookeville is also looking at cluster provisions and he wants to review those.

ITEM 9: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent.

The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, August 1, 2017 at 6:00 p.m. in the Putnam County Courthouse conference room.


Chairman


Secretary

2017-08-01
Date

8-1-17
Date

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JUNE 6, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, June 6, 2017, in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Secretary Mike Atwood, Kay Detwiler, Jim Martin, Jere Mason, Dale Moss, and Phil Wilbourn. Ronnie Lafever was absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Larry Suggs, and Jim Herrin with the Herald-Citizen.

Planning Commission member John Donnelly suddenly passed away after the last meeting. Before the meeting started, the Planning Commission took a few moments to share memories of John and what he meant to the community and to each member individually. A moment of silence was held in John's memory.

ITEM 1: APPROVE THE JUNE 6, 2017 AGENDA.

The agenda for the June 6, 2017, meeting was approved by mutual consent.

ITEM 2: MINUTES OF THE MAY 2, 2017 MEETING.

Mike Atwood moved to approve the May 2, 2017, Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. J.D. AND CALLIE BREWINGTON FINAL PLAT, VICK SURVEYING, COOKEVILLE, TN

This final plat is to subdivide Parcel 095-098.00 on Eller Ridge Road into one 2.00 acre lot with a remainder of 5.8 acres. This will be a flag lot with a pole 201 feet long and 54 feet wide. There is one barn on the lot that complies with all setbacks. This plat is being considered by the full Planning Commission instead of being administratively approved because Planning Director Rush has a potential conflict of interest. J.D. Brewington is the uncle of Planning Director Rush's wife Cindy (Dunn) Rush. J.D. is the brother of Cindy's mother, Venita (Tootsie) Brewington Dunn. Upon finding that the plat conformed to all applicable requirements of the subdivision regulations, Mike Atwood moved to approve subject to signatures. Motion was seconded and approved unanimously with Chairman Wright abstaining.

B. HENSLEY HEIGHTS PHASE III FINAL PLAT, MAPLES SURVEYING, SPARTA, TN

This is a final plat for 9 lots on N. McBroom Chapel Road. Larry Suggs is the developer. Lots will be numbered 4 and 8-15. Lot 4 will front on N. McBroom Chapel Road. Lots 8-15 will front on the proposed Hensley Court, which is under construction. This road will be approximately 619 feet long. The plan and profile of the street has been submitted. The following road improvements have not been completed due to weather: A tile under the road at the entrance and 4" of rock on entire road. There are two proposed fire hydrants, one on N. McBroom Chapel Road to serve Lots 4 and 5, and one at the end of the cul-de-sac to serve Lots 8-17. A six inch water line is proposed along the new road, Hensley Court. Larry Suggs noted that the hydrant that served Lots 4 and 5 had been moved but was installed. Planning Director Rush and Planning Commission Engineer Rinks noted that the plat needed to have all the tiles located, the new location of the hydrant. Larry Suggs presented a \$32,000 certified check to cover the remaining improvements. Planning Commission Engineer Rinks stated that was a sufficient amount. Jim Martin moved to approve the plat subject to the corrections required by Planning Director Rush and Planning Commission Engineer Rinks and signatures. Motion was seconded and approved unanimously with Chairman Wright abstaining. The motion is subject to completing the road improvements. Need to also show water line and easement coming from adjacent subdivision on plat.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS---

A. JO ANN GILL FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

Plat was resubmitted with right-of-way dedication. Administratively approved 5/19/17.

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Rivergate Subdivision, Chris Vick Surveying. Conditional preliminary approval 9/2/14.

Redivision of Lots 4 & 5 Beckner Estates, Jim Helton, Surveyor. Conditional preliminary approval 12/2/14.

Westowne Estates Preliminary Plat, Whittenburg Surveying. Conditional Preliminary Approval 5/2/2017.

ITEM 7: OUTSTANDING LETTERS OF CREDIT--None

ITEM 8: Legislative Update: The Legislative session ended and none of the bills discussed were passed. They were: SB 1368/HB 0496 will not allow the dedication of right-of-way along existing streets; SB 1325/HB 1180 which would eliminate MTAS; and SB 1326/HB 1181 which would eliminate CTAS. These bills can be refiled in the next session of the legislature but for now are dead.

ITEM 9: OTHER BUSINESS

- Staff Report from Patrick Rinks
- Staff Report from Kevin Rush
- Other matters if necessary- Phil Wilbourn wanted to discuss small lot and zero lot line developments within the county. One example he mentioned was the Bluffs which installed its own sewer system. Staff stated that the subdivision regulations do not specifically have regulations that will cover these types of developments and that each one would have to be looked at in a case-by-case basis. If a developer wants to propose such a development, they will need to prepare a plat or plan to present to the Planning Commission for review. Phil suggested that we look at adopting some regulations to cover these types of developments since they are becoming so popular. Planning Director Rush stated that he would put together some regulations for the Planning Commission to review.

ITEM 10: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent.

The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, July 11, 2017, at 6:00 p.m. at the Putnam County Courthouse conference room to avoid a conflict with the 4th of July holiday.


Chairman

2017-07-11
Date


Secretary

7-11-17
Date

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MAY 2, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, May 2, 2017 in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Vice-Chairman John Donnelly, Secretary Mike Atwood, Kay Detwiler, Ronnie Lafever, Jim Martin, Jere Mason, Dale Moss, and Phil Wilbourn. No members were absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Charles Whittenburg, David Burnett, Larry Burgess, Marcia Mullins, Gene Mullins, Donnie Elkins, Skip Bartlett, Rusty Norrod, and Jim Herrin with the Herald-Citizen.

ITEM 1: APPROVE THE MAY 2, 2017 AGENDA.

The agenda for the May 2, 2017 meeting was approved by mutual consent.

ITEM 2: MINUTES OF THE MARCH 7, 2017 MEETING.

John Donnelly moved to approve the March 7, 2017 Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. WESTOWNE ESTATES PRELIMINARY PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This preliminary plat is to subdivide Parcels 006.00 and 006.07 on Tax Map (63.91 acres) into 69 lots. The plat shows four proposed new streets: Westowne Avenue (which will be 1561 linear feet long), Westowne Court (which will be 545 linear feet long), Westowne Way (which will be 450 linear feet long) and Westowne Circle (which will be 3700 linear feet long). This plat is shown on three sheets. The cover sheet shows the entire subdivision at a 1" = 200' scale. Sheet 2 shows 19 lots on Westowne Avenue and Westowne Court at a 1" = 100' scale. Sheet 3 shows the remaining 50 lots on Westowne Circle and Westowne Way at a 1" = 100' scale. Six inch waterlines will be installed throughout the subdivision. Hydrants are not shown on the plat. This subdivision will require several hydrants. The roads are all shown with 50' of right-of-way. Planning Director Rush is concerned that the traffic generated by this subdivision will require a turning lane at the entrance for those turning north.

Chairman Wright stated that this was a large number of lots coming off of a single entrance and was concerned about ingress/egress of emergency vehicles. Charles Whittenburg stated that the developers would be willing to make the entrance three lanes and add a turnaround at Westowne Court. Planning Director Rush asked if they wanted to do the development in phases or all at once. The developers stated that they would be completing the development in one phase. There is an 8 inch waterline on Gainesboro Grade. The developer does not plan to install curb and gutters in the development.

It was noted that the developer will have to work with TDOT on getting approval for the entrance and that TDOT may require additional improvements on the state right-of-way.

John Donnelly moved to approve the preliminary plat with the cul-de-sac turnaround added to the intersection of Westowne Avenue and Westowne Court; the entrance being made three lanes; and submittal of the plan and profile of all the roads. Motion was seconded and approved unanimously with Chairman Wright abstaining.

B. BULLINGTON-STUDDARD DIVISION FINAL PLAT, CLINTON SURVEYING, COOKEVILLE, TN

This plat was approved at the December, 2017 meeting. From the Minutes: "This plat is to divide property on Gainesboro Grade, Tax Map 039E Group B, Parcel 013.00, into two tracts for commercial use. On Tract 1, there is a barn and metal building. This tract will be 3.10 acres in size and has a septic system for the metal building. Tract 2 will be 2.72 acres. This lot has been stripped of all its topsoil, therefore no septic can be installed on the tract. The proposed use is a small retail store. They are proposing to combine a 0.72 acre lot (Map 039E, Group B, Parcel 007.00) which has an existing house on the opposite side of Gainesboro Grade with Tract 2. They intend to demolish the existing house and barn and bore under Gainesboro Grade and pump into the septic system on that lot. John Donnelly moved to approve the plat subject to both TDOT and TDEC approving the unusual septic situation by signing the plat, with a note stating that the lot being used for the septic cannot be used for any other purpose until such time as sewer service becomes available, or another septic system is provided on that side

(northeast) of Gainesboro Grade for the lot. Motion was seconded and approved unanimously with Chairman Wright abstaining."

The commercial establishment does not want the portion on the west side of Gainesboro Grade to be included in the lot they are leasing. They are concerned with liability issues. The developer has asked to allow that portion to remain a separate lot, just one with a septic easement covering the entire lot. This prevents the lot from ever being built upon, but allows it to be a separate lot. However, the lot could be sold but it could not be built upon unless the easement is released by the planning commission. There is an existing fire hydrant shown on the southeastern corner of Lot 2 across from the intersection of Gainesboro Grade and Benton Young Road.

After some discussion, Mike Atwood moved to approve the final plat as presented. Motion was seconded and approved unanimously with Chairman Wright abstaining.

C. MULLINS DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This plat is to create one flag lot from Parcel 003.00 on Map 040. Said flag lot will be 0.52 acres. The pole portion of the lot will be 122 feet in length. They are asking for a variance of the lot frontage requirements. They propose to make the pole portion fit within existing fencing, which will be approximately 15 feet. Staff recommends a minimum of 25 feet to comply with the subdivision regulations.

Mr. Mullins stated that they do not intend to further subdivide the property. Mr. Mullins wants to keep as much as possible as it will be pasture land. He stated that they may sell the house and lot, but that had not been decided as of yet. He also stated that at the time the house was built, TDEC did not require any duplicate septic areas and the field lines are in the front of the house.

After much discussion, John Donnelly moved to approve the subdivision as presented with the 15 feet of frontage. Motion was seconded and failed with only Jim Martin voting yes.

John Donnelly moved to approve the subdivision subject to the access strip being made 25 feet wide to the public road. Motion was seconded and approved unanimously with Chairman Wright abstaining.

D. MARK AND MARY FARRIS SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This plat is to adjust the lot lines between three Parcels (020.04, 020.06, and 020.07) on Map 111. All parcels will have frontage on Rice Road and be served by a two inch waterline. They are asking for a variance from the fire hydrant requirement and ask to use sprinklers instead. There were mobile homes on two of the parcels that shared a driveway with a barn. The mobile homes have been removed. As this is a lot line adjustment, no dedication of right-of-way is required. Jim Martin moved to approve the final plat with sprinklers, subject to a new driveway being installed on Lot 2. Motion was seconded and approved with all members voting yes except for Jere Mason who voted no and Chairman Wright abstaining.

E. MARK AND MARY FARRIS DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This plat is to create three lots from Parcel 001.02 on Map 110. All parcels will have frontage on Rice Road and be served by a two inch waterline. They are asking for a variance from the fire hydrant requirement and ask to use sprinklers instead. Tract 1 is separated from Tracts 2 and 3 by Parcel 001.04 on Map 110. All three lots have existing homes. They have dedicated additional right-of-way along the fronts of the tracts to increase the width to 25 foot off center. Phil Wilbourn moved to approve the plat with a note stating that the existing house(s) are not required to install sprinklers, but any new construction would be required to install sprinklers, identifying the lots as a Lot 1, Lot 2, and Lot 3 instead of using tract designations, and Lot 2 installing a separate driveway. Motion was seconded and approved with all members voting yes except for Jere Mason who voted no and Chairman Wright abstaining.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS**A. RESUBDIVISION OF LOT 1 ADRIENNE STONE DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN**

Simple lot line adjustment between Parcels 044.04 and 046.11 on Map 055. Administratively approved 4/5/17.

B. RESUBDIVISION OF LOTS 20 AND 21 DEERFIELD POINTE SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

Simple lot line adjustment between Parcels 020.00 and 021.00 on Map 094B, Group F. Administratively approved 4/17/17.

C. JESSIE STEPHENSON DIVISION FINAL PLAT, CLINTON SURVEYING, COOKEVILLE, TN

Divided Parcel 022.03 on Map 051 into two lots. Administratively approved 4/17/17.

D. RAY NASH DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

Divided Parcel 028.00 on Map 117 into two lots. Administratively approved 4/24/17.

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Rivergate Subdivision – Chris Vick Surveying. Conditional preliminary approval 9/2/14.

Redivision of Lots 4 & 5 Beckner Estates—Jim Helton, Surveyor. Conditional preliminary approval 12/2/14.

Hensley Heights Phase III Preliminary Plat, Chris Vick Surveying. Conditional preliminary approval 9/6/16.

ITEM 7: OUTSTANDING LETTERS OF CREDIT--None**ITEM 8: Planning Commission review fee discussion**

At the last meeting, the planning commission wanted to know what the City of Cookeville charges for planning review fees. Last month, Planning Director Rush presented the following fees from the City of Crossville Subdivision Regulations:

I. Fee Schedule

- Preliminary Plat Review (\$200.00)
- Concept Plan (\$200.00)
- Final Plat Review (\$100.00)
- Small (\$100.00)
- Simple (\$50.00)
- Preliminary Plat Extension (\$50.00)
- Variance Request (\$50.00)
- Subdivision Inspection (\$200.00) (When new infrastructure is installed)
- Special Called Meeting, when requested by the Developer (\$100.00)

The City of Cookeville planning fees are as follows:

Preliminary plat	\$200
Subdivision Inspection Fee	
(New Infrastructure Only)	\$200
Final Plat	\$100
Minor Plat - 1 or 2 Lots (Administrative)	\$65
Flag Lot Plat (Planning Commission)	\$65
Extension of Plat Approval	\$50
Variance Application (BZA)	\$200
Special Exception (BZA)	\$50
Administrative Review (BZA)	\$50
Two Year Warranty of Improvements	
(Public Infrastructure Only)	25% of Cost Min; \$10000 Max

Planning Director Rush wanted to show what would have been generated in fees in calendar year 2016, according to both fee schedules. Variances from the subdivision regulations were not calculated.

	2016	Cookeville Fee	Total	Crossville Fee	Total
Concept Plan	0	N/A	\$0.00	\$200.00	\$0.00
Prelim Plat	4	\$200.00	\$800.00	\$200.00	\$800.00
Final Plat	4	\$100.00	\$400.00	\$100.00	\$400.00
Small	4	\$100.00	\$400.00	\$100.00	\$400.00
Simple	34	\$65.00	\$2,210.00	\$50.00	\$1,700.00
Prelim Ext	0	\$50.00	\$0.00	\$50.00	\$0.00
Flag Lot	0	\$65.00	\$0.00	N/A	\$0.00
Variance		\$200.00	\$0.00	\$50.00	\$0.00
Total			\$3,810.00		\$3,300.00

ITEM 9: Legislative Update

Review of TAPA Legislative update. Planning Director Rush informed the planning commission of three specific bills that will greatly affect planning in the State of TN. SB 1368/HB 0496 will not allow the dedication of right-of-way along existing streets; SB 1325/HB 1180 which would eliminate MTAS; and SB 1326/HB 1181 which would eliminate CTAS. It is anticipated that these bills will not make it out of committees this legislative session.

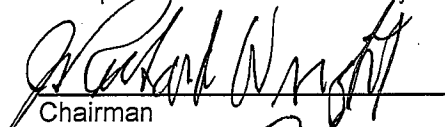
ITEM 10: OTHER BUSINESS

- Staff Report from Patrick Rinks- None.
Staff Report from Kevin Rush. Ben Rodgers with CTAS recommended that if the planning commission wants to enact planning fees, then they would need to send a resolution to the county legislative body recommending them and then the county legislative body would need to adopt the fees. John Donnelly stated that he was opposed as this would be like a new tax. After much discussion, no action was taken on this due to a lack of a motion.
- Other matters if necessary

ITEM 11: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent.

The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, June 6, 2017 at 6:00 p.m. at the Putnam County Courthouse conference room.


Chairman

2017-06-06
Date


Secretary

6-6-17
Date

PUTNAM COUNTY PLANNING COMMISSION

THE PUTNAM COUNTY PLANNING COMMISSION DID NOT MEET DURING THE MONTH OF APRIL, 2017.

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MARCH 7, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, March 7, 2017, in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Vice-Chairman John Donnelly, Secretary Mike Atwood, Kay Detwiler, Ronnie Lafever, Jim Martin, Jere Mason, Dale Moss, and Phil Wilbourn. No members were absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Charles Whittenburg, Joe Mocerri and daughter, J.J. Fussell, and Lindsay McReynolds.

ITEM 1: APPROVE THE MARCH 7, 2017 AGENDA

Staff had received requests to add two discussion items to the agenda. Mr. Joe Mocerri and Ms. J.J. Fussell would like to discuss subdividing on Fowler Montgomery Road, and Sam Tays would like to discuss a property on Rice Road. The agenda for the March 7, 2017 meeting was approved by mutual consent after adding the two discussion items as the other business.

ITEM 2: MINUTES OF THE FEBRUARY 7, 2017 MEETING

Jim Martin moved to approve the Minutes of the February 7, 2017, meeting as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

JOE AND REBA WILMOTH DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This plat is to create one 0.46 acre lot with an existing house at the very end of Fields Road from Parcel 065.00 on Map 036. The remainder will be greater than five acres. Fields Road is a local street and the required right-of-way is dedicated. The lot will be served by a private water line. The house complies with all setbacks.

Kay questioned Fields being a county road. Planner confirmed it was a county road and it was decided to add note to plat confirming Fields is a county road. John Donnelly moved to approve the final plat with a variance to allow the private waterline. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS—NONE

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Rivergate Subdivision – Chris Vick Surveying. Conditional preliminary approval 9/2/14.

Redivision of Lots 4 & 5 Beckner Estates—Jim Helton, Surveyor. Conditional preliminary approval 12/2/14.

Hensley Heights Phase III Preliminary Plat, Chris Vick Surveying. Conditional preliminary approval 9/6/16.

ITEM 7: OUTSTANDING LETTERS OF CREDIT--None

ITEM 8: CHARLES WHITTENBURG ASKED TO ADDRESS PLANNING COMMISSION

Charles Whittenburg wanted to address the Planning Commission to discuss right-of-way dedication. Mr. Whittenburg presented the Planning Commission with a packet of information, of which he gave an overview. The packet is included in these Minutes. It was pointed out that the picture representing a required right-of-way dedication along an existing street was misleading as that situation was remedied by the subdivision regulation amendment that no longer requires dedication of right-of-way along state routes. Mr. Whittenburg stated that Chattanooga does not require the dedication of right-of-way along existing streets. (Note: Planning Director Rush contacted the Chattanooga Planner and verified that while the practice is not to require dedication, the requirement is still in the Chattanooga

Subdivision Regulations. The planner indicated that Chattanooga needs to amend the regulations to remove said requirement.) Mr. Whittenburg, advised by the TN Association of Professional Surveyors, has convinced Senator Bailey and Representative Williams to propose changes to the section of TCA that allows Subdivision Regulations to require additional right-of-way on existing streets. This was proposed as SB 1368/ HB 0496, as discussed later in the legislative update.

ITEM 9: PLANNING COMMISSION REVIEW FEE DISCUSSION

Planning Director Rush wanted to discuss planning review fees with the Planning Commission. The following fees are from the City of Crossville Subdivision Regulations:

I. Fee Schedule

- Preliminary Plat Review (\$200.00)
- Concept Plan (\$200.00)
- Final Plat Review (\$100.00)
- Small (\$100.00)
- Simple (\$50.00)
- Preliminary Plat Extension (\$50.00)
- Variance Request (\$50.00)
- Subdivision Inspection (\$200.00) (When new infrastructure is installed)
- Special Called Meeting, when requested by the Developer (\$100.00)

Planning Director Rush would recommend a flat Planning Commission review fee of \$50 (or \$100) per lot per plat. Only exceptions would be plats of correction to correct an error on a recorded plat and Court Ordered plats. Also exempt Concept Plans as we want the Developer to bring us plans before they get too far into the design of the development. The Planning Commission wanted to know what the City of Cookeville charges for planning review fees. Planning Director Rush stated that he would get them for the Planning Commission. No action was taken.

ITEM 10: LEGISLATIVE UPDATE

Review of TAPA Legislative update. Planning Director Rush informed the Planning Commission of three specific bills that will greatly affect planning in the State of Tennessee. SB 1368/HB 0496 will not allow the dedication of right-of-way along existing streets; SB 1325/HB 1180 which would eliminate MTAS; and SB 1326/HB 1181 which would eliminate CTAS.

ITEM 11: OTHER BUSINESS

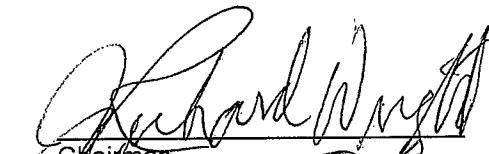
- Joe Mocerri and Juanita Fussell: Fowler Montgomery Road division discussion. Several months ago, the Planning Commission approved a subdivision plat that is accessed via an easement for Joe Mocerri so that his daughter could build a house on his farm. Daughter wants to shift location of house and lot from that approved a few months ago. Ms. J.J. Fussell owns the lot that contains the easement for the Mocerri property. The county road ends at her property line and from her property line, it is an ingress/egress/utility easement. Both the Mocerri and another property (owned by a Williams) use this easement, as well as the lot created on the approved Mocerri plat. Ms. Fussell now wants to subdivide her 2.5 acre tract into 2 lots. The Planning Commission would not give any guarantees, but stated that they would need to see a subdivision plat to make any kind of decision.
- Sam Tays: Rice Road-- Map 110, Parcel 001.02 discussion. Mr. Tays did not show up to the meeting to discuss this item. No action was taken.
- Staff Report from Patrick Rinks-- Road in Hensley Heights Phase III has been started.
- Staff Report from Kevin Rush-- Planning Director Rush has prepared Resolutions that the Planning Commission can adopt and send to the state legislature to recommend against adoption of the three proposed bills. Resolutions are attached to the Minutes.
 - Resolution 2017-001 against SB 1368/HB0496. Jim Martin moved to adopt Resolution 2017-001 and send it to the state legislature. Motion was seconded and approved 5-4, with Dale Moss, Jere Mason, Mike Atwood, and Ronnie Lafever voting no.
 - Resolution 2017-002 against SB1325/HB1180. Jim Martin moved to adopt Resolution 2017-002 and send it to the state legislature. Motion was seconded and approved unanimously.

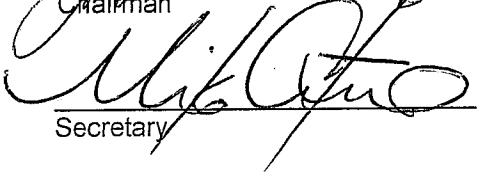
- o Resolution 2017-003 against SB1326/HB1181. Jim Martin moved to adopt Resolution 2017-003 and send it to the state legislature. Motion was seconded and approved unanimously.
- o Randy Porter has asked for the Planning Commission to appoint a representative to be on new committee to study transportation issues with the city and come up with projects and road improvements county-wide. The other members of the committee will be James Mills, Kevin Rush, a City planning commissioner, Randy Jones, Mayor of Cookeville, Public Works Official, County Executive, and some citizens. Kay Detwiler volunteered and Phil Wilbourn agreed to be an alternate on this committee.

ITEM 12: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent.

The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, April 4, 2017 at 6:00 p.m. at the Putnam County Courthouse conference room.


Chairman


Secretary

2017-05-02
Date

5-2-17
Date

Putnam County

2016

Right-of-Way Dedication

Review

NOTE: Compiled by Charles Whittenburg
SUBJECT TO review for completeness & accuracy

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TENNESSEE CODE ANNOTATED
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*** Current through the 2016 Regular Session and the 2nd Extraordinary Session of the 109th
Tennessee General Assembly ***

CONSTITUTION OF THE STATE OF TENNESSEE
[ADOPTED IN CONVENTION AT NASHVILLE, FEBRUARY 23, 1870. PROCLAIMED AND IN EFFECT,
MAY 5, 1870, AS AMENDED.]
Article I DECLARATION OF RIGHTS

Tenn. Const. Art. I, § 21 (2016)

Sec. 21. No man's services or property taken without consent or compensation.

That no man's particular services shall be demanded, or property taken, or applied to public use,
without the consent of his representatives, or without just compensation being made therefor.

Chattanooga-Hamilton County Regional Planning Agency

Updated 02/2013

Administration	Department Phone	757-5216	
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Shank, Heather	Senior Planner	643-5928	shank_h@chattanooga.gov
Office of Sustainability	Department Phone	643-5901	
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Maddox, Deborah	TBD	643-5922	maddox_d@chattanooga.gov

Upper Cumberland Road Superintendents

I thought some great information to have would be the number of roads that have been widened in each of the surrounding counties that have planning. Each has been contacted and spoken with personally by Renita Sommers (CFO). They were each made aware of the bill, some already knew, and they support it. They mostly said they have all the right-of-way they need to upkeep with the funds they have, and it has caused issues for them. For example, when a property owner says they have to install a culvert for them because the planner told them the right of way was 60 feet while the County Road List says 35 feet.

Putnam County – Randy Jones – 1-931-526-4864	7 years –	Fact: NO widening
Overton County – James Norrod – 1-931-823-5631	5 years –	Fact: NO widening
White County – Clay Parker – 1-931-837-2110	5 years –	Fact: NO widening
Dekalb County – Wallace Agee – 1-615-597-4144	3 years –	Fact: NO widening
Fentress County – Scott Norris – 1-931-879-7913	3 years –	Fact: NO widening
Cumberland County – Scott Blaylock – 1-931-484-5424	7 years –	Fact: NO widening
Smith County – Steve Coble – 1-615-683-3326	10 years –	Fact: NO widening

Each said to their knowledge no widening had taken place on county roads prior to them taking their position as well, I would take this as opinion however. The above are facts.

If in fact no roads are being widened the taking of property is simply unnecessary.

2016 SUBDIVISION PLATS
PUTNAM CO. CITY

Cookeville	Algood	Baxter	Monterey	Putnam County
H61A	H 115A	H 194B	H 62A	H 184B
H61B	H 159A		H 112A	H 62B
H63A				H 117A
H69B				H 132A
H71B				H 111B
H72A				H 91A
H77A				H 192A
H77B				H 74A
H80A				H 165B
H82B				H 67A
H86A				H89B
H86B				H 68B
H87A				H 83B
H87B				H 89B
H88A				H 81B
H90B				H 92A
H91B				H 100A
H92B				H 110B
H95A				H 76A
H96A				H 190A
H97B				H 129B
H98A				H 95B
H98B				H 185A
H99A				H 186B
H99B				H 85B
H100B				H 66B
H107A				H 73A
H107B				H 79A
H108A				H 182A
H109B				H 75A
H110A				H 182B
H111A				H 64B
H113A				H 187B
H113B				H101A
H114B				H 79B
H117B				H 189B
H118A				H 84A
H128A				H 93B
H128B				H 97A
H129A				H 192A
H133B				H 65A
H134A				H 78B
H134B				
H135A				
H156B				
H157A				
H157B				
H158A				
H158B				
H165A				
H180A				
H180B				
H181B				
H183A				
H184A				
H186A				
H189A				
H190B				

Total Subdivisions 2016

58

2

1

2

42

105

61%

44%

PUTNAM COUNTY
PLAT LIST 2016

Plat Cab

H62B
H64B
H65A
H66B
H67A
H68B
H73A
H74A
H75A
H76A
H78B
H79A
H79B
H81B
H83B
H84A
H85B
H89B
H91A
H92A
H93A
H95B
H97A
H100A
H101A
H110B
H111B
H117A
H129B
H132A
H165B
H182A
H182B
H184B
H185A
H186B
H187A
H187B
H189B
H190A
H192A
H192B

Total plats recorded 2016	42
Total plats by WLS	31

Percentage of plats by WLS

74%

<u>1 Lot</u>	<u>2 Lot</u>	<u>3 Lot</u>	<u>4 Lot</u>	<u>5 Lot</u>	<u>6 Lot</u>	<u>7 Lot</u>	<u>8 Lot</u>	<u>9 Lot</u>	<u>10+ Lots</u>
H 62B	H 64B	H 84A		H 182A	H 132A		H 187A		H 111B
H 65A	H 68B	H 101A							H 165B
H 66B	H 73A	H 129B							
H 67A	H 74A								
H 75A	H 79B								
H 76A	H 83B								
H 78B	H 89B								
H 79A	H 92A								
H 81B	H 93B								
H 85B	H 95B								
H 91A	H 100A								
H 97A	H 184B								
H 110B	H 185A								
H 117A	H 186B								
H 182B	H 190A								
H 187B	H 192A								
H 189B	H 192B								
17	17	3	0	1	1	0	1	0	2
40.48%	40.48%	7.14%	0.00%	2.38%	2.38%	0.00%	2.38%	0.00%	4.76%

Total

% of Total

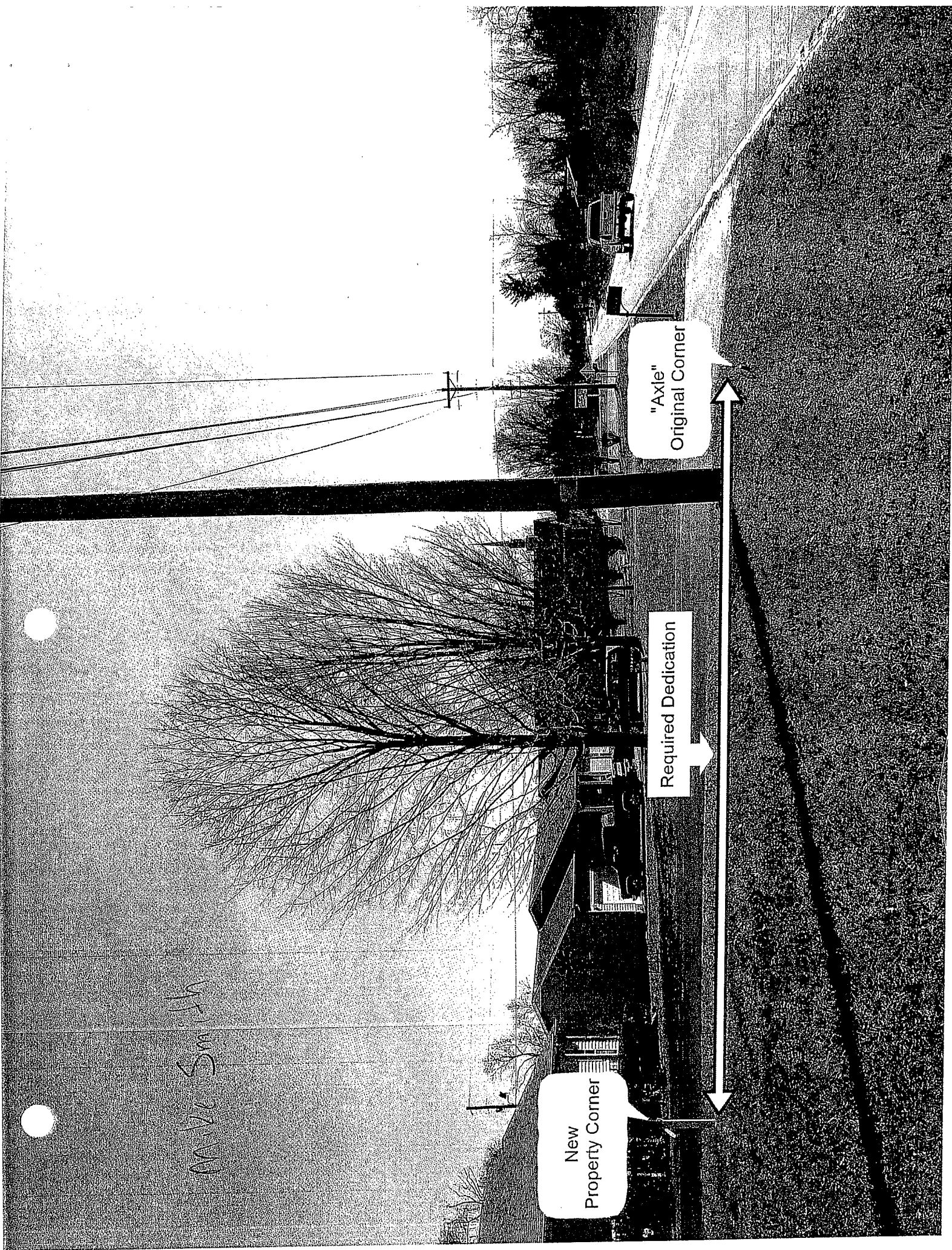
— 88.1% is 3 lot or less —

M. V. Smith

New
Property Corner

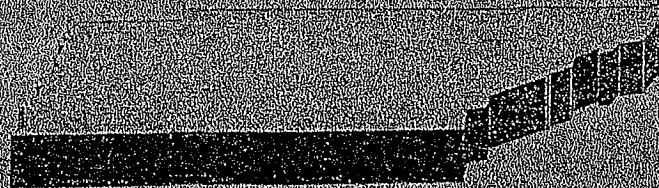
Required Dedication

"Axle"
Original Corner



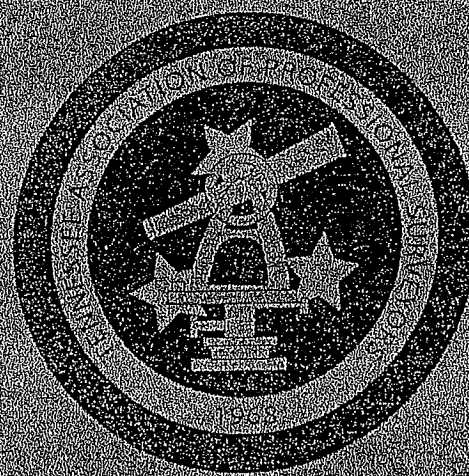
ROAD NAME	ROW (ft)	SURWID (ft)	LENGTH (mi)	TYPE	ROW REQ (ft)	ROW LIST (ft)	LENGTH (ft)	AREA (sq. ft.)	VALUE	TOTAL LOST	PLAT
Austin Bottom Rd.	24	20	1.98	Minor Coll	50	24	233	3029	1	\$3,029	H 184B
Baker Mtn. Rd.	30	14	0.47	Local	50	30	251	2510	1	\$2,510	H 62B
Bartlett Rd.	40	18	1.68	Local	50	40	749	3745	1	\$3,745	H 117A
Baxter Rd.	40	20	4.073	Minor Coll	60	40	358	3580	1	\$3,580	H 132A
Ben Jared Rd.	32	16	1.1	Local	50	32	229	2061	1	\$2,061	H 111B
Bennett Rd.	40	18	1.34	Minor Coll	50	40	162	810	1	\$810	H 91A
Buck Mtn. Rd.	40	20	3.57	Minor Coll	60	40	351	3510	1	\$3,510	H 74A
(Cont.) Buck Mtn. Rd.	40				60	40	921	9210	1	\$9,210	H 165B
Bunker Hill Rd.	38	18	1.719	Minor Coll	50	38	50	300	1	\$300	H 67A
(Cont.) Bunker Hill Rd.	38	18	1.719	Minor Coll	50	38	260	1560	1	\$1,560	H 89B
Burgess Falls Road (SR)					80	50	334	5010	1	\$5,010	H 68B
Burgess Mill Rd.	28	16	0.77	Local	50	28	564	6204	1	\$6,204	H 83B
Burgess School Rd.	38	18	1.14	Minor Coll	50	38	124	744	1	\$744	H 89B
Burton Cove Rd.	30	12	0.5	Local	50	30	226	2260	1	\$2,260	H 81B
Cookeville Boat Dock Rd.	40	20	0.91	Minor Coll	60	40	568	5680	1	\$5,680	H 92A
Ditty Rd.	40	18	1.25	Minor Coll	60	40	366	3660	1	\$3,660	H 100A
(Cont.) Ditty Rd.	40	18	1.25	Minor Coll	60	40	828	8280	1	\$8,280	H 187A
Fate-Ivy Rd.	38	14	0.27	Local	50	38	143	858	1	\$858	H 110B
Fields Rd.	24	12	0.19	Local	50	24	45	585	1	\$585	H 76A
Fisk Rd.	40	18	1.71	Minor Coll	60	40	234	2340	1	\$2,340	H 190A
Hawkins Crawford Rd.	40	18	1.68	Minor Coll	60	40	546	5460	1	\$5,460	H 129B
Hill Rd.	40	18	0.31	Local	50	40	337	1685	1	\$1,685	H 95B
Hillham Road (SR)	50				80	50	177	2655	1	\$2,655	H 185A
Highway 70 (SR)	66				80	66	259	1813	1	\$1,813	H 186B
Howard Draper Rd.	40	18	0.71	Minor Coll	50	40	512	2560	1	\$2,560	H 85B
Lance Dr.	32	18	0.48	Local	50	32	204	1836	1	\$1,836	H 66B
Landscape Rd.	30	16	0.89	Local	50	30	346	3460	1	\$3,460	H 73A
Maddux Rd.	38	18	1.18	Local	50	38	171	1026	1	\$1,026	H 79A
McBroom Chapel Rd. N.	32	18	0.17	Local	50	32	644	5796	1	\$5,796	H 182A
(Cont.) McBroom Chapel Rd.	30	18	0.43	Local	50	30	100	1000	1	\$1,000	H 75A
Medlin Rd.	32	16	1.18	Local	50	32	51	459	1	\$459	H 182B
Old Baxter Rd.	44	20	2	Major Coll	50	44	243	729	1	\$729	H 64E
Peach Orchard Rd.	40	18	0.83	Local	50	40	210	1050	1	\$1,050	H 187E
Plunk Whitson Rd.	40	18	2.3	Local	60	40	303	3030	1	\$3,030	H 101A
Quinland Lake Rd. N.	36	18	1.5	Local	50	36	582	4074	1	\$4,074	H 79E
Roberts Rd.	30	16	0.95	Local	50	30	358	3580	1	\$3,580	H 189E
Slim Bray Rd.	36	16	0.26	Local	50	36	280	1960	1	\$1,960	H 84A
Tightfit Rd.	38	18	1.61	Minor Coll	50	38	1080	6480	1	\$6,480	H 93E
Ward Mill Rd.	38	16	0.75	Local	50	38	242	1452	1	\$1,452	H 97A
Whitehall Rd. W.	36	20	1.91	Minor Coll	50	36	249	1743	1	\$1,743	H 192A
Whittaker Rd.	34	18	1.2	Local	50	34	337	2696	1	\$2,696	H 65A
Window Cliff Rd.	40	18	1.89	Local	50	40	150	750	1	\$750	H 78E
Total = 42 of 105 (44%)				Total	Putnam Co.	Dedication	in 2016 =	121,230 sq. ft.		\$121,230	

TENNESSEE



BOUNDARY LAW

2015



TENNESSEE ASSOCIATION OF PROFESSIONAL SURVEYORS

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Madison, TN 37115

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AN OUTLINE OF TENNESSEE LAW FOR LAND SURVEYORS

presented by

**Edward T. Brading
Herndon, Coleman, Brading & McKee
Johnson City, Tennessee**

**Tennessee Association of Professional Surveyors
Annual Meeting & Trade Show
Franklin, Tennessee
March 2-4, 2000**

the driveway, must have been used at the time of severance.

- d. The burden must have been reasonably necessary to the use of the dominant estate at the time the tracts were divided. M. C. Headrick & Son Enterprises, Inc. v. Preston, 14 TAM 22-4, 1989 WL 37262 (Tenn. App., April 20, 1989).

7. Dedication.

- a. **Definition.** Easements in favor of the public may be established by the common law doctrine of dedication. Most public roads are created by dedication. The two requirements of a dedication are:

- (i) Intent to dedicate to public use.
- (ii) Acceptance of the dedication by the public. Cole v. Dych, 535 S.W.2d 315 (Tenn. 1976).

- b. **Express Dedication.** Express dedication is established by some overt act of the landowner, such as signing of a plat dedicating roadways to public use, and actual acceptance by the county legislative authority.

Express dedication of a public road is established under procedures authorized by Tenn. Code Ann. § 54-10-101, et seq.

Recording of a plat of itself does not show acceptance of dedication by the public authority. Keen v. Shoney's, Inc., 9 TAM 1-7 (Tenn. App., November 18, 1983).

- c. **Implied Dedication.** A public easement over private land may also be implied. Proof of intent to dedicate, and acceptance of dedication, must be "unequivocal." Factors held to be evidence of implied dedication are:

- (i) The landowner opens the road for public use.
- (ii) The landowner acquiesces in the use of the road as a public road.
- (iii) Public use of a road for an extended period of time (although use for a specific duration is not a requirement).
- (iv) Repair and maintenance of the roadway by the public authority. Cole v. Dych, 535 S.W.2d 315 (Tenn. 1976); Johnson City v. Wolfe, 103 Tenn. 277 (1899); Nicely v. Nicely, 33 Tenn. App. 589, 232 S.W.2d (1949).

- d. **General.** When a roadway is dedicated to public use, the public acquires only an easement. Fee simple title remains in the original owner. If the state or county has acquired the right-of-way in fee by conveyance or condemnation, dedication is not applicable.

When the width of a public right-of-way cannot be ascertained, the width will be presumed to be 25 feet on either side of the centerline. Tenn. Code Ann. § 54-22-101.

8. **Easements over Roadways Shown on Recorded Plats.** Where there is no dedication, but when land is sold by reference to a plat upon which several streets are laid out, each grantee acquires an easement in the streets or rights-of-way shown on the plat upon which his lot adjoins and in such other streets or rights-of-way as are necessary and convenient to enable the owner to reach a public road. State v. Hamilton, 109 Tenn. 276, 70 S.W. 619 (1902), Jacoway v. Palmer, 753 S.W.2d 675 (Tenn. App. 1987).

G. Cemeteries.

1. **Establishment.** Cemeteries may be created by express grant or reservation of title in a deed or by express or implied dedication for public use as a cemetery. Intent to dedicate and acceptance may be implied from the use of the land for burial with consent and acquiescence of the landowner.
2. **Rights of Descendants.** Descendants of those buried at a cemetery have:
 - a. The right to protect the cemetery from unnecessary disturbance or violation.
 - b. The right of ingress or egress from the cemetery to the nearest public road. Cole v. Dych, 535 S.W.2d 315 (Tenn. 1976).

H. Closing Public Roads and Other Rights-of-Way.

1. **Ownership of Closed Roads.** The owner of a lot abutting a public road is presumed, in the absence of something to indicate to the contrary, to be the owner of the fee to the center of the road. This is also true in the case of easements over railroad rights-of-way. Noble v. Sorenson, 13 TAM 31-10, 1988 WL 60482 (Tenn. App., June 17, 1988).

However, if it is demonstrated that one of the adjoining owners, or a third party, is the owner of fee simple title to the area of the roadway, then the right-of-way will revert to this party, and will not revert to the adjoining property owners to the centerline. Noble v. Sorenson, 13 TAM 31-10, 1988 WL 60482 (Tenn. App., June 17, 1988).

RIGHTS OF WAY AND EASEMENTS

Boundaries exist not only between separate fee estates but in relationship to other property interests as well such as rights of way and easements.

A. ROADWAYS

1. Types. Town, County, State, etc.

For the purpose of Tennessee boundary law considerations there is no practical distinction to be made among the classifications of roadways. Tennessee courts are not consistent in the terminology used and the cases dealing with state highways, for example, would be applicable to the same issues applied to situations related to an alley. There is a general tendency to refer to the roadways within a municipality as streets, but that practice is without legal significance. The same statute, TCA § 29-17-801, gives the power of eminent domain to the state, its counties and municipalities to acquire "such right of way, land, material, easements and rights as may be deemed necessary, suitable or desirable for the construction, reconstruction, maintenance, repair, drainage or protection of any street, road, highway, freeway or parkway by the official charged by law with the construction or maintenance of the same." The major distinction between roadways is which governmental entity has the responsibility for maintenance and regulatory matters. Thus the federal government pays for repair and improvement of the interstate highway system and federal highways, the state

department of transportation has the same responsibilities for its highways; likewise the County Highway Departments for county roads, and the municipalities for city streets and alleys.

These political entities do not own the land over which the roadways lie, but rather they maintain and regulate the public easement for right of way in the roadway. "A city does not own the fee in land dedicated to its use as a street, but only a nontransferable easement therein, and hence a conveyance by the board of mayor and aldermen of a fee in a portion of a street passes no title, State v. Taylor, 107 Tenn. 455, 64 S.W. 766 (1901).

Tennessee law recognizes both public and private streets. A public street may be acquired by eminent domain as mentioned above, the express dedication by the owner, or an implied dedication by means of the use by the public and acceptance by them with the intention of the owner that the use become public, or by adverse user for a period of twenty years continuously creating a prescriptive right." Standard Life Insurance Company v. Hedges, 303 Tenn. 636, 315 S.W.2d 239 (1958). Otherwise the road is a private road.

Title to the fee interest in the land over which a road lies is generally in the abutting landowners with the center of the roadway being the boundary. "It is the established rule that a conveyance of land bounded on a street or highway carries with it the fee to the center thereof, subject to the easement of public way, provided the grantor at the time owned to the center and there.

are no words of specific description to show a contrary intent." City of Nashville v. Lawrence, 153 Tenn. 606, 284 S.W. 822 (1925). This general rule applies to private roads as well. Walker v. Tanner, 275 S.W.2d 958 (Tenn App. 1954).

The easement right is to the entire width of the right of way and is not limited to the paved area only. The governmental entity having jurisdiction over the roadway may permit utilities to run lines through the road right of way and in doing so no compensatory payments are due to the owners of the underlying fee interest. Sidewalks may be built in the right of way for pedestrian traffic.

The creation of public roadways and public utility easements by dedication is important to understand. A 1976 Court of Appeals decision, Smith v. Black, 547 S.W.2d 947 succinctly states the Tennessee law regarding the establishing of roadways by dedication.

- Tennessee has no statute on dedication hence the common law must control.

- Common law dedication requires a setting apart of land by the donor for a solemn public purpose and the actual or implied acceptance by the public.

- Until the offer of dedication has been accepted by the donee or estoppel has arisen by intervening rights, the offer of dedication may be withdrawn or revoked.

- Showing streets on a subdivision plat and recording that plat is deemed to be an offer to dedicate the streets as public streets.

- Sales of lots making reference to a plat or map, in the absence of a manifestation of a contrary intention, is an implied offer to dedicate the streets and alleys shown on the plat to the public use.

- Public use or acceptance of roads platted on a recorded plan will ordinarily complete the process of dedication.

2. Abandonment, Discontinuance and Vacation.

The public right of way easement cannot be lost by nonuser, but the entity having jurisdiction over the roadway may abandon or close a right of way if it is in the public's interest. Such an interest may be to save the expense of paving or maintaining a right of way which is not needed or to ameliorate a potential traffic hazard. An abandonment ends the public's right of way easement over the property, but will not affect the private easement of persons whose lands abut the abandoned roadway. Abandonment can be proven by the owner of the underlying fee resuming occupancy of the area over which the roadway lies and an acquiescence by the public to that reoccupation. Occasional use by neighbors is an exercise of the neighbors' private easement rights and does not demonstrate non-acquiescence by the general public.

3. Rights of Abutting Landowners.

Owners of lands abutting streets have an easement for access to that street. If the grade of the street is changed to cut off that access easement, the abutting property must be compensated for his loss. The easement of access is not unlimited, however, and

governments can regulate the locations of curb cuts to the public right of way.

As has been discussed earlier, absent a contrary intent being shown in the chain of title, an abutting landowner owns title to the fee interest in the land over which the road runs to the middle of the street. The middle of the street would be the location of such midpoint of the right of way when the street was first established. If the right of way has been widened unequally or only to one side, there may be a dispute as to where the boundary might lie if the road were closed or abandoned. It is good practice upon a street closing, for the abutting owners to have a survey made of the midline and execute and exchange quitclaim deed using the new surveyed line as the boundary for the quitclaimed interests. Each purchaser of a lot in a subdivision acquires private easement rights in the rights of way serving that purchaser's lot. These private easement rights exist even if the road is not constructed or the offered dedication of that street is not accepted by the governing authority, Keen v. Shoney's, 9 TAM 1-7 (Tenn. App. 1983).

4. Railroad Rights of Way

In many instances when Tennessee granted a charter to a railway, it granted a right of way of considerable width. The tracts laid may occupy only small part of the right of way. In order to permit development within the railroad's rights of way and in order to realize the profit from a sale, some lines have been willing to sell or give up the railroad's right of way rights over the unused portions of the right of way. Some commentators have

SENATE BILL 1368

By Bailey

AN ACT to amend Tennessee Code Annotated, Title 5;
Title 6; Title 7; Title 13; Title 29; Title 42, Chapter
6; Title 44 and Title 54, relative to real property.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 13, Chapter 7, is amended by adding the following new part:

13-7-601.

A municipal, county, or regional planning commission or local legislative body shall not require a landowner to transfer ownership of land, located along an existing public right of way, to the local government as a condition of approving any proposed subdivision of private property, without first purchasing that portion of the property in fee simple title at fair market value. A landowner who is required to transfer ownership of land to the local government without compensation in violation of this section shall have a cause of action against the local government to recover damages, pursuant to § 29-16-123(a).

SECTION 2. Tennessee Code Annotated, Section 29-16-123, is amended by adding the following new subsection:

(c)

(1) The owner of land subject to a regulatory taking may file a petition for a jury of inquest or sue for damages in the ordinary way, as provided in subsection (a).

(2) "Regulatory taking" means the following effects when caused by city, county, or state regulations:

- (A) Deprivation of all economically beneficial use of the land;
- (B) Permanent physical invasion of the land; or
- (C) Diminishment of property values, including, but not limited to, interference with distinct investment-backed expectations.

(3) If a plaintiff prevails in an action brought under this subsection (c), the plaintiff shall be entitled to reasonable costs, disbursements, and expenses, including reasonable attorney, appraisal, and engineering fees, actually incurred because of the proceeding, in addition to any damages awarded.

SECTION 3. This act shall take effect upon becoming a law, the public welfare requiring

it.

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 7, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, February 7, 2017 in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Secretary Mike Atwood, Ronnie Lafever, Jere Mason, Dale Moss and Phil Wilbourn. Vice-Chairman John Donnelly, Kay Detwiler, and Jim Martin were absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Mark Gill, Charles Whittenburg, Roger Julian, Gary Farris, Patsy Farris, and Chris Mabery.

ITEM 1: APPROVE THE FEBRUARY 7, 2017 AGENDA.

Staff had received the plat of the Chaffin line adjustment on February 7, 2017, and that the developer would like to have it added to the agenda. Chris Mabery stated that they would like to close on the lot adjustment this week. The agenda for the February 7, 2017 meeting was approved by mutual consent after removing Item B which was withdrawn by the developer and adding Item D (Chaffin line adjustment plat) under Item 3.

ITEM 2: MINUTES OF THE JANUARY 3, 2017 MEETING.

Ronnie Lafever moved to approve the January 3, 2017 Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. JO ANN GILL TRUST DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This plat was deferred at the last meeting. The plat is to create one 0.76 acre lot with an existing house on Mt. Herman Road from Parcel 046.00 on Map 097. The remainder will be greater than five acres. Mt. Herman Road is a local street and the required right-of-way is not dedicated. Mt. Herman has 32 feet of right-of-way and the requirement would mean an additional 9 feet being dedicated. They are requesting to use the existing right-of-way or use a reserve area instead of the required dedication. The lot will be served by a six inch water line. The house complies with all setbacks. At the last meeting, Mark Gill stated that the heirs are selling the lot to his son and they are putting deed restrictions on the remainder to keep it from being subdivided. Mr. Gill stated that they are not increasing the density or traffic with this simple subdivision and asked to use a reservation strip instead of dedicating the additional right-of-way.

Planning Director Rush stated that the subcommittee had discussed the issue of right-of-way on local streets, but it was a very complex issue, and that with two of the members in Florida until March, there had not been a face to face meeting. In order to let the planning commission know how complex the issue is, Planning Director Rush stated that according to the county road list, of the streets categorized as local streets, there are about 900 street segments with less than 50 feet of right-of-way. There are about 420 local street segments with exactly 50 feet of right-of-way and 20 segments with more than 50 feet of right-of-way. Of the 900 segments with less than fifty feet of right-of-way, there is a great range of existing right-of-way, from 12 feet on the narrowest, to some with up to 48 feet. With regard to non-state routes that have been classified as collectors, there are 26 segments with less than 50 feet of right-of-way, 3 segments with 50 feet of right-of-way, and 5 segments with more than 50 feet of right-of-way. Since the subcommittee has not reached a consensus on if or how the subdivision regulations should be amended with regard to right-of-way issues on local streets, any action taken before an amendment is adopted may set a precedent, therefore, any plat that comes before the planning commission until such time as the subdivision regulations are amended should comply with all standards in the subdivision regulations and any variance from the current right-of-way requirement should be denied and only plats with the required right-of-way approved. Phil Wilbourn stated that the subcommittee may expand to include County Road Supervisor Randy Jones, Planning Commission Engineer Rinks and possibly Jeff Jones, the county attorney.

Mark Gill presented a Tennessee Supreme Court case. Mike Atwood stated that the case should be given to the subcommittee for consideration in their deliberations and not to the full planning commission as the subcommittee will be the one making a recommendation on what changes to the subdivision regulations are warranted, if any.

Mark Gill withdrew the plat and left the meeting. After the planning commission had acted on the following two plats, Mr. Gill returned asking that the planning commission vote to deny the plat. Ronnie Lafever then moved to deny plat approval upon finding that the plat did not conform to the requirements within the subdivision regulations, specifically right-of-way dedication. Motion was seconded and approved unanimously with Chairman Wright abstaining.

B. RESUBDIVISION OF LOTS 1 & 2 THOMAS H. PHY SUBDIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This plat was withdrawn by the developer as it had been reconfigured for mortgage purposes and approved administratively.

C. GARY BOUTON PROPERTY COMBINED PRELIMINARY AND FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This is a combined preliminary and final plat containing 5 lots on 3.57 acres off of West Cemetery Road, from Parcel 042.00 on Map 084. The plat was conditionally approved subject to the addition of a fire hydrant and showing the 10 foot rear setback on the plat. They originally asked to use sprinklers on the lots of this plat. Planning Commission Engineer Patrick Rinks and Planning Director Rush recommended that a fire hydrant be installed as the plat showed an existing 6 inch water line along West Cemetery Road. Upon trying to pay the utility district for the installation of a hydrant and get the district to sign the plat, it was discovered that the waterline size on the plat was wrong and the line was a 4 inch line and not a 6 inch. Therefore, a fire hydrant cannot be installed. They have resubmitted the plat asking for approval with sprinklers. Planning Director Rush and Patrick Rinks had some concern that since there were other subdivisions nearby that had hydrants installed, that considering the turmoil and new staff at the Utility District that the waterline could be a 6 inch line. Planning Director Rush contacted Jason Pierce, the new general manager at the utility district. Mr. Pierce stated that he was not sure, but that they would send a crew out to dig down and determine the waterline size but that would not happen for a couple days after the planning commission meeting. Planning Director Rush recommended that the plat be conditionally approved with a hydrant if the Utility District determines that the waterline is a 6 inch line, or approved with sprinklers if the line is less than a six inch line. Rinks reminded surveyor that water pressure certification would be required with a new hydrant. Mike Atwood moved to approve the plat subject to the installation of the hydrant if the waterline is determined to be six inches or larger, and allow the use of sprinklers if the waterline is less than 6 inches, with the plat updated to reflect accordingly to the above conditions. Motion was seconded and approved unanimously with Chairman Wright abstaining.

D. LOT LINE RE-ADJUSTMENT REDIVISION OF THE GARRY CHAFFIN DIVISION (AS RECORDED IN PLAT CABINET E, PAGE 135A, R.O.P.C., TN) WHITTENBURG SURVEYING, COOKEVILLE, TN

This plat is to adjust the lot lines on a plat that was approved and recorded in Plat Cabinet E; Page 135A in the Putnam County Register of Deeds office. Originally Lot 1 was 0.52 acres and is being increased by 0.24 acres to 0.76 acres. Lot 2 will be decreased by 0.24 acres to 2.26 acres from 2.50 acres. The old boundary line is being removed and 0.24 acres is being incorporated into Lot 1. There are houses on each lot that do not comply with the setbacks. If the violations had been accessory building violations, then this would have been a staff approval, but since the principle structures violate the setbacks, then full planning commission approval is required. Planning Director Rush stated that there are not any right-of-way issues (dedications/variances/etc.) as this is exempt as it is a lot line adjustment and no new lots are being created. Planning Director Rush stated that he did not have any issues with the plat or the variances on the structures being in the setback. Our standard language for plat notes in regard to setback violations was on the plat. Jere Mason moved to approve with a variance for the buildings being in the setback. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS---

A. Chad Long Division Final Plat, Wilson and Associates, Franklin, TN.

1 lot--- from Parcel 084.02 on Tax Map 036. Admin. Approval 1-13-17.

B. REDIVISION OF TOMMY & GRACIE ROBERTS PROPERTY, Whittenburg Surveying, Cookeville, TN.

Added acreage to Parcel 110.01 from Parcel 021.01 on Tax Map 092. Admin. Approval 1-25-17.

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Rivergate Subdivision – Chris Vick Surveying. Conditional preliminary approval 9/2/14.

Redivision of Lots 4 & 5 Beckner Estates—Jim Helton, Surveyor. Conditional preliminary approval 12/2/14.

Hensley Heights Phase III Preliminary Plat, Chris Vick Surveying. Conditional preliminary approval 9/6/16.

ITEM 7: OUTSTANDING LETTERS OF CREDIT--None

ITEM 8: OTHER BUSINESS

- Staff Report from Patrick Rinks--None
- Staff Report from Kevin Rush—Planning Director stated that he had been asked about a piece of property on Hilham Highway near the M & M Market. This property is owned by Ottis Phillips and was surveyed as part of an inheritance and he intends to fence the property.
- Other matters if necessary-- Phil Wilbourn stated that in the subdivision regulations, there are planning documents that are listed but appear to be different documents based on different names. Planning Director Rush stated that the documents listed are all the same document, just that a different name is used in places. The Major Street Plan is the same document as the Major Thoroughfare Plan. These are usually just a map that shows what streets are collectors and which ones are arterials, with all others being local. A Land Use and Transportation Policy Plan (sometimes just called a Land Use Plan) is a much more elaborate plan that includes the Major Thoroughfare Plan. The planning commission asked staff to look at possible amendments to use the same name throughout the subdivision regulations.

ITEM 9: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent.

The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, March 7, 2017 at 6:00 p.m. at the Putnam County Courthouse conference room.

Chairman

Secretary

Date

Date

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JANUARY 3, 2017**

The Putnam County Regional Planning Commission met at 6:00 p.m. on Tuesday, January 3, 2017 in the conference room of the Putnam County Courthouse at 300 E. Spring Street in Cookeville. Members present were Chairman Richard Wright, Vice-Chairman John Donnelly, Secretary Mike Atwood, Kay Detwiler, Ronnie Lafever, Jere Mason, and Phil Wilbourn. Jim Martin and Dale Moss were absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Mark Gill, Chris Vick, Rusty Norrod, Charles Whittenburg, and Lindsay McReynolds.

ITEM 1: APPROVE THE JANUARY 3, 2017 AGENDA

The agenda for the January 3, 2017 meeting was approved by mutual consent after adding D under Item 3, which staff had inadvertently left off the agenda.

ITEM 2: MINUTES OF THE DECEMBER 6, 2016 MEETING

John Donnelly moved to approve the December 6, 2016 Minutes as written. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 3: SUBDIVISION PLATS

A. JO ANN GILL TRUST DIVISION FINAL PLAT, WHITTENBURG SURVEYING, COOKEVILLE, TN

This plat is to create one 0.76 acre lot with an existing house on Mt. Herman Road from Parcel 046.00 on Map 097. The remainder will be greater than five acres. Mt. Herman Road is a local street and the required right-of-way is not dedicated. Mt. Herman has 32 feet of right-of-way and the requirement would mean an additional 9 feet being dedicated. They are requesting to use the existing right-of-way or use a reserve area instead of the required dedication. The lot will be served by a six inch water line. The house complies with all setbacks. Mark Gill stated that the heirs are selling the lot to his son. And they are putting deed restrictions on the remainder to keep it from being subdivided. Mr. Gill stated that they are not increasing the density or traffic with this simple subdivision and asked to use a reservation strip instead of dedicating the additional right-of-way. Mike Atwood moved to approve with a reservation strip. After some discussion of the precedent this would set, Mike Atwood rescinded the motion. John Donnelly moved to defer the plat for one month and send it to the subcommittee for a recommendation or possible subdivision regulation amendment. Motion was seconded and approved unanimously with Chairman Wright abstaining.

B. DENNIS THOMAS LOT LINE ADJUSTMENT FINAL PLAT, JACKSON SURVEYING, COOKEVILLE, TN

This plat is to adjust the existing boundary between parcels on Burgess Falls Road (State Highway 135, specifically Parcels 020.00 and 020.05 on Map 094, both owned by Dennis Thomas. No new lots will be created by this adjustment. Parcel 020.05 will be decreased from 4.6 acres to 1.0 acre and the remainder of 020.05 will be combined with 020.00 and will be greater than five acres. Currently Parcel 020.05 is landlocked and does not have any road frontage. This will give it 85 feet of frontage on Burgess Falls Road. The lots will be served by a six inch water line. The house on Parcel 020.02 will violate the front setbacks. As this parcel is located on State Route 135, no right-of-way dedication is required. John Donnelly moved to approve the subdivision plat with a variance for the house being in the setback, with the addition of the setback plat note. Motion was seconded and approved unanimously with Chairman Wright abstaining.

C. DAVID ANDREWS FINAL PLAT, VICK SURVEYING, COOKEVILLE, TN

This plat is to create one lot on property off Highway 111 on Forrest Hill Road, Tax Map 020, Parcel 047.02 which is part of the Dogwood Mobile Home Park. The lot will have 96 feet adjoining the Highway 111 right-of-way and face Forrest Hill Road. This portion of Forrest Hill Road is a private road. They have dedicated 25 feet off center to the private road. There are not any structures on the lot. Lot will be served by a six inch water line. The mobile home park is being given to Mr. Andrews' son. David Andrews is wanting to keep this single lot. Kay Detwiler stated that this went to the

Algood Regional Planning Commission in the 1980s or 1990s. It was recommended then that he make the street a county road but that he did not want to do that at that time. John Donnelly moved to approve the plat with an easement for ingress and egress for the one lot only, with a maintenance agreement recorded and noted on the plat, and with the plat being redrawn so that north is to the top of the page. Motion was seconded and approved unanimously with Chairman Wright abstaining.

D. LOT LINE RE-ADJUSTMENT OF TRACT 2 OF THE RAY DIVISION FINAL PLAT (PLAT CAB D, SLIDE 172A IN THE PUTNAM COUNTY REGISTER OF DEEDS OFFICE), CLINTON SURVEYING, COOKEVILLE, TN

This plat is to adjust the lot lines on a plat that was approved at the December meeting. As history, the Minutes of that meeting are quoted ease of reference:

This plat is to adjust the existing boundary between parcels on Buck Mountain Road, specifically Parcels 044.01 and 044.05 on Map 042. No new lots will be created by this adjustment. Parcel 0044.01 will be increased to 0.95 acres and the remainder of 044.05 will be greater than five acres. Currently Parcel 044.05 wraps around Parcel 044.01 with 114 feet of road frontage on the west side and 20 feet on the east (between 044.05 and the Michael Ray Property (Parcel 044.03 on Map 42, see item 5A above). This proposed adjustment will give all of the road frontage on the west of Parcel 044.01 to Parcel 044.01, leaving Parcel 044.05 a flag lot. The width of the strip has NOT been increased to 25 feet. This is the driveway that has the easement as shown on the Michael Ray Division Final Plat above. Buck Mountain Road is a collector street and the additional right-of-way dedication is not required since the subdivision regulations were amended earlier in the meeting. The reason that the 20 foot access strip was not increased to 25 feet is that a garage /out-building will then be across the property line. The house on Parcel 044.01 complies with all setbacks. Jim Martin moved to approve the plat without any additional width on the strip to the remainder of the property upon finding that the remainder is exempt from the subdivision regulations.

Parcel 044.01 that was increased to 0.95 acres is now being made even larger, to 1.45 acres. The issue is that with the larger tract, the remainder is no longer more than 5 acres and is now considered a lot that must comply with the subdivision regulations. The width of the access strip must now be 25 feet wide. It is shown as being 20 feet wide. If the strip is widened to 25 feet, it will encroach into a building (shed) on Lot 1. John Donnelly moved to approve the plat subject to the strip being widened to the back of the building on Lot 1, with a variance for the building being in the setback, and with a setback note. Motion was seconded and approved unanimously with Chairman Wright abstaining.

ITEM 4: ACCEPTANCE OF NEW STREETS—NONE

ITEM 5: REPORT ON ADMINISTRATIVELY APPROVED PLATS---

A. Craighead Division Final Plat, Gotro Surveying, Smithville, TN.

2 lots--- from Parcels 046.14 and 046.19 on Tax Map 095. Admin. Approval 12/21/16.

B. Upper Cumberland Horseback Riders Inc. Division Final Plat, Whittenburg Surveying, Cookeville, TN.

Two lots from Parcel 032.00 on Tax Map 009. Admin. Approval 12/5/16.

ITEM 6: REVIEW OF PRELIMINARY PLATS PREVIOUSLY APPROVED

Rivergate Subdivision – Chris Vick Surveying. Conditional preliminary approval 9/2/14.

Redivision of Lots 4 & 5 Beckner Estates—Jim Helton, Surveyor. Conditional preliminary approval 12/2/14.

Hensley Heights Phase III Preliminary Plat, Chris Vick Surveying. Conditional preliminary approval 9/6/16.

ITEM 7: OUTSTANDING LETTERS OF CREDIT--None

ITEM 8: OTHER BUSINESS

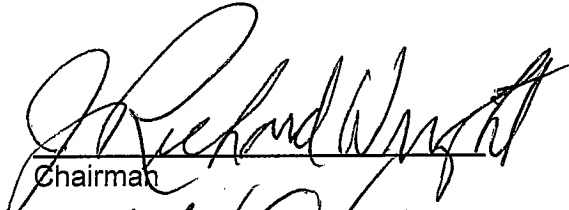
- Staff Report from Patrick Rinks--None


- Staff Report from Kevin Rush—Planning Director Rush informed the planning commission that the July meeting will be scheduled for July 4th. As that is a holiday, he recommended rescheduling the meeting. The planning commission told staff to pick a date to meet if there is business for the planning commission.
- Other matters if necessary

ITEM 9: ADJOURN

With no further business to discuss, the meeting was adjourned by mutual consent.

The next meeting of the Putnam County Regional Planning Commission will be held on Tuesday, February 7, 2017 at 6:00 p.m. at the Putnam County Courthouse conference room.


Chairman


Secretary

2017-02-27
Date

2-7-17
Date